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Date: 7th June 2017

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 14th June, 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

AGENDA

	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 5th April 2017.	1 - 2

A greener place Man gwyrddach

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



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

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

4	17/0140/NCC - Pen-y-fan Farm Grazing Land, Manmoel, Blackwood.	3 - 22
5	17/0270/OUT - Land at Oakdale Golf Course, Oakdale, Blackwood.	23 - 48
6	17/0184/COU - 16 Brynview Avenue, Tredomen, Hengoed.	49 - 58
7	17/0306/FULL - Seda UK Ltd, 1 Hawtin Park, Gelli-haf, Pontllanfraith, Blackwood.	59 - 66
8	17/0287/FULL - Land at Nine Mile Point Industrial Estate, Cwmfelinfach.	67 - 76
9	17/0015/FULL - Brewers Lodge, Gordon Road, Blackwood.	77 - 84
10	16/0930/OUT - Land Opposite Highcrest Garage, James Street, Markham.	85 - 96
11	16/0931/OUT - Land Opposite Highcrest Garage, James Street, Markham.	97 - 108
12	16/0932/OUT - Land Opposite Highcrest Garage, James Street, Markham.	109 - 120
13	16/0933/OUT - Land Opposite Highcrest Garage, James Street, Markham.	121 - 132
14	17/0165/FULL - T G Howell And Sons Ltd, Clifton Street, Rogerstone, Risca.	133 - 138
15	17/0201/RM - Land Adjacent to 135 Jubilee Road, Elliot's Town, New Tredegar.	139 - 146
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Planning Applications Under The Town And Country Planning Act - South Area: -

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

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23	Applications awaiting completion of a Section 106 Agreement.	233 - 236
24	Appeals outstanding and decided.	237 - 238

Circulation:

Councillors M.A. Adams (Chair), Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, W. David (Vice Chair), M. Davies, J.E. Fussell, R.W. Gough, A.G. Higgs, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting and T.J. Williams

And Appropriate Officers

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PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 5TH APRIL 2017 AT 5PM

PRESENT:

Councillor D.G. Carter - Chair

Councillors:

M. Adams, P.J. Bevan, D. Bolter, Mrs P. Cook, R.W. Gough, C. Hawker, A. Lewis, K. Lloyd, Mrs G.D. Oliver, J. Simmonds, Mrs E. Stenner

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

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, W. David, Ms J. Gale, A.G. Higgs, D. Rees, Mrs J. Summers and J. Taylor.

2. DECLARATIONS OF INTEREST

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

3. MINUTES - 8TH MARCH 2017

RESOLVED that the minutes of the Planning Committee held on 8th March 2017 be approved and signed as a correct record.

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

4. PREFACE ITEM - CODE NO. 16/0617/OUT - LAND SOUTH OF THE GLADE, WYLLIE

It was noted that this application had been considered by the Planning Committee on 9th November 2016 when it was agreed to approve the application subject to a Section 106 Agreement to secure the provision of 2 affordable units on site as part of the development. After further deliberation, it is no longer considered appropriate in this instance to require the on-site provision of the affordable units given the relative lack of facilities in the Wyllie settlement, the lack of regular transport and the nature of the existing Glade development (large detached executive homes).

In lieu of providing the affordable elements on site, the updated Supplementary Planning Guidance LDP: Affordable Housing Obligations (updated June 2015) does make allowances for an off-site commuted sum to provide affordable housing elsewhere.

Following consideration of the application it was moved and seconded that subject to the completion of an amended Section 106 Agreement to secure a commuted sum to the value of £113,043.84 and the conditions contained in the Officer's preface report, this application be granted. By a show of hands this was unanimously agreed.

RESOLVED that subject to the completion of an amended Section 106 Agreement to secure a commuted sum to the value of £113,043.84 and the conditions contained in the Officer's preface report, this application be granted.

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

5. CODE NO. 17/0112/FULL - 5 TAF OLWG, NELSON, TREHARRIS

It was noted that this application has been withdrawn.

6. 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 17.07pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th June 2017, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0140/NCC 20.02.2017	Pearmat Solar 4 Ltd C/O Agent	Vary Conditions 5 (landscaping), 7 (habitat management), 8 (biodiversity monitoring), 9 (scheme for the protection of the retained trees), and 17 (approved plans) of planning application 15/0433/FULL (Create 4.1MW solar farm) Pen-y-fan Farm Grazing Land Manmoel Blackwood

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: Pen-y-fan Farm, Pen-y-fan Lane, Manmoel, NP12 OHZ. The site of the development is situated approximately 350m south-east of Pen-y-fan Farm, Manmoel Road, Blackwood. It is 0.4km to the west of the settlement of Pentrapeod and approximately 0.4km north-west of the Oakdale Industrial Estate, which is beyond the Pen-y-fan Pond Country Park.

Site description: The site is located on the eastern side of Manmoel Road and comprises seven agricultural fields. The fields are enclosed by fragmented hedgerows with mature hedgerow trees.

The site is gently sloping, rising up from approximately 305 metres (m) above Ordnance Datum (AOD) in the south-eastern corner to 330 m in the north-western corner.

Pen-y-fan Pond Country Park lies adjacent to the south-eastern boundary of the site and the area is traversed by a number of Public Rights of Way (PROW) that runs alongside and to the east of the proposed development. There is no PROW within the site. Pen-y-fan Caravan and Leisure Park is located approximately 220m to the north of the site on the opposite side of Manmoel Road.

The proposed development would be accessed from the north-west of the site via a turning off Manmoel Road through an existing gate which would require widening.

Cont'd

Application No: 17/0140/NCC Continued

Development: Application for removal or variation of a conditions 5, 7 8, 9 and 17 following a grant of planning permission reference 15/0433/FULL to create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras at Pen-y-fan Farm, Pen-y-fan Farm Lane, Manmoel, Blackwood.

The background to this application is that trees at this site were felled prior to the commencement of development. The current proposals seek to compensate for that loss by submitting an amended landscaping scheme which results in an amendment to the following conditions:-

Condition 5

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. Those details shall include:

(a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and

(b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and

(c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, 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.

Cont'd

Application No: 17/01740/NCC Continued

Condition 7

Prior to the commencement of the development hereby approved a nature conservation and landscape management plan shall be prepared and submitted to the Local Planning Authority for its agreement. The agreed plan shall be complied with during and after the completion of the development hereby approved.

REASON: To ensure adequate protection to protected species.

Condition 8

Within 6 months of the commencement of the development hereby approved, a monitoring programme for grassland habitats, invertebrates and bats shall be submitted to the Local Planning Authority for approval. The agreed management programme shall be implemented in accordance with the agreed details and copies of the monitoring reports submitted to the Local Planning Authority in accordance with an agreed time frame.

REASON: In the interests of biodiversity

Condition 9

No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:

a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,

b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,

c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,

d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,

e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),

f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,

Cont'd

Application No: 17/01740/NCC Continued

g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),

h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),

i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,

j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,

l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,

m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,

n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,

o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),

p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).

q) the timing of the various phases of the works or development in the context of the tree protection measures.

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

REASON: In the interests of visual amenity.

Condition 17

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: drawing nos. 501 Rev A, 502 Rev A, 503 Rev A, 504 Rev A, 505 Rev A, 506 Rev A and 507 Rev A (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont'd

Application No: 17/0140/NCC Continued

The application has been supported by:

A Planning Statement prepared by Pegasus Group;

Planting Plan prepared by Pegasus Group comprising a:

'Detailed Landscape Proposals Phase 1 - Spring Planting Season 2017 drawing no:P16-1485_01 Rev A,

'Detailed Landscape Proposals Phase 2 - Spring Planting Season 2017 drawing no:P16-1485_01 Rev A,

Tree protection Plan drawing no:P16-1485_06 Rev A (Sheets 1-4)

Supplementary Landscape and Visual Impact Assessment dated February 2017 prepared by Pegasus Group

An Arboricultural Statement dated 27.1.17,

Ecological Monitoring Programme dated January 2017, prepared by Clarkson & Woods Ecological Consultants.

The Planting Schedule submitted with the application shows the proposed hedgerows comprising a mix of beech, oak, field maple, common hawthorn, dogwood, hazel, common beech, holly, blackthorn, pedunculate oak of varying heights, girth and age. For all hedgerow planting, Hawthorn and Beech will form the mainstay of the hedgerow with the remaining species distributed randomly (i.e. not in sections of single species) with the aim of having at least 5 woody species represented in each 30m stretch.

PLANNING HISTORY 2005 TO PRESENT

15/0433/FULL - Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras - Granted - 05.11.2015.

15/1261/COND - Discharge conditions 9 (Tree Protection Plan) and 10 (drainage) of planning consent 15/0433/FULL (Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras) - Decided - 15.02.2016.

15/1181/COND - Discharge Conditions 3 (existing finishes), 4 (substation materials) & 5 (parts a and b) (hard and soft landscaping), 6 (construction environmental management plan), 7 (habitat management), 12 (noise), 18 (delivery management), 19 (scheme to prevent mud) and 20 (vehicular access) of planning consent 15/0433/FULL (Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras) - Decided - 05.04.2016.

Cont'd

Application No: 17/0140/NCC Continued

16/0891/NMA - Seek approval of a non-material amendment to planning consent 15/0433/FULL (Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras) to re-position approved substation - Granted - 09.11.2016.

17/0047/COND - Discharge conditions 10 (scheme for disposal of surface water and land drainage flows) and 24 (highway condition survey) of planning consent 15/0433/FULL (Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras) - Decided - 08.02.2017.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: In the open countryside with the south easternmost field of the site lying within the Pen-y-fan Pond and Meadows Site of Importance for Nature Conservation (SINC) (Policy NH3.49 of the LDP).

Policies:

SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place making, SP8 - Minerals Safeguarding, SP10 - Conservation of Natural Heritage, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations - highways, CW4 - Natural Heritage Protection, CW5 - Protection of Water Environment, CW6 - Trees, Woodlands and Hedgerow Protection, CW15 - General locational constraints, CW19 - Rural Development and Diversification, CW22 - Minerals.

NATIONAL POLICY

Planning Policy Wales, 7th Edition July 2014, TAN 5 - Nature Conservation and Planning (2011), TAN 6 - Planning for Sustainable Rural Communities (2010), TAN 8 - Renewable Energy (2005), TAN 12 - Design, Welsh Office Circulars 11/99 Environmental Impact Assessment, Circular 60/96 Planning and the Historic Environment: Archaeology, Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas. Welsh Assembly Practice Guidance Planning Implications of Renewable and Low Carbon Energy 2011.

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Application No: 17/0140/NCC Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No. It was concluded that the impact would not be significant for the purposes of the appropriate regulations.

COAL MINING LEGACY

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

CONSULTATION

Countryside And Landscape Services - The applicant has submitted a Landscape and Ecological Management Plan dated November 2015 which was updated in February 2017 following felling of the hedgerow trees. The earlier report is appended to the updated report and both reports are relevant to the discharge and proposed amendment of condition 7. The applicant has also submitted an Ecological Monitoring Programme dated January 2017 v1 which was updated on 26 Jan 2017 v2 and resubmitted in February 2017 in response to the tree felling and is relevant to the discharge and proposed variation of condition 7.

The Landscape and Ecological Management plan and its updated report sets out how it is proposed to retain protect, restore and manage existing grassland, and create and manage new species rich grassland across the site, and restore, create and manage hedgerows across the site. The proposals are acceptable, and will over time restore the habitat that has been recently removed.

The submitted Ecological monitoring programme (v2) which includes monitoring of vegetation, invertebrates and bats, will ensure that management over the first 10 years of operation can be monitored and if necessary adjusted to benefit wildlife.

Senior Arboricultural Officer (Trees) - Has agreed the tree related planning condition 9 may be discharged. He also agrees with the summary observations found in the Pegasus Group "Land at Pen-y-Fan Farm.... Arboricultural Statement..." dated 16/2/17 (revB) at paragraph 7.10 concerning stumps:

- "The felling works have removed all leaf bearing structure leaving stumps/stools 1 - 2.5m in height. It is likely remaining stumps/stools will not survive beyond the short term. Any that do survive will never fully recover the structure that has been lost".

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Application No: 17/0140/NCC Continued

However, in the recommendations of the Pegasus report, at para 7.11, the author somewhat backtracks on their summary concerning the stumps and their worthiness for retention by stating that:

- "As a result of the removal works carried out it is recommended that:
- The remaining stumps/stools are retained in situ for the remaining ecological benefit;
- Stumps/stools are monitored over the next couple of growing seasons to monitor any regrowth and to manage the regrowth as appropriately for their conservation."

- "If this Council's Ecologist is in agreement that the stumps referred to are of sufficient ecological benefit to the immediate environment to warrant their retention then he is prepared to relax his earlier opinion that the stumps should all be removed (except hazels and those of bat roosting potential, as discussed previously) and endorse the Pegasus report's summary recommendations concerning the trees and the hedgerows."

- "In principle I have no objections to the Landscape Proposals as detailed. The current proposals detail that those trees (beech x24, and oak x7) be of 'Feathered' form, girth 10-12cm, height 300-350cm, and Root Condition B [bagged]. The supplied trees - to be planted as single specimens where indicated by the plans as detailed - must be no smaller than this."

Argoed Community Council - Has expressed concern about the destruction of trees and hedgerows on the land surrounding the development and trust the Council will do everything within its powers to penalise those responsible and ensure the trees and hedgerows are replanted.

ADVERTISEMENT

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

Response: Three.

Cont'd

Summary of observations:

- The area has enough solar panels and wind turbines.
- The solar panels are ruining the countryside and all the views.
- The area has lost a significant number of trees.
- The solar farms have resulted in the devaluation of properties.
- The felling of trees means that condition 9 cannot be complied with and questions why the LPA consider the development is being lawfully implemented.
- The LPA are more concerned with the developer 'walking away' from the development than with following procedure and protocol and questions the justification the LPA has given for this concern stating that NRW have power to ensure that replacement planting is carried out by the land owner.

SECTION 17 CRIME AND DISORDER ACT

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

There are no specific crime and disorder implications material to the determination of this planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The south easternmost field of the application site lies within Pen-y-fan Pond and Meadows Site of Importance for Nature Conservation (SINC) (Policy NH3.49 of the Local Development Plan). This SINC has been designated for its marshy grassland and flush vegetation; its semi-improved neutral grassland, acid grassland and heath, standing open water body and lesser horseshoe bat roost. The SINC field within the application site supported a diverse semi-improved neutral grassland community, although it appears that this field has been ploughed in the last 12 months and possibly top soil removed so that only remnants of the habitat remained along the edges of the field. The remaining fields within the application site are agriculturally improved grassland with the field in the south west corner being the most diverse, although this has also been ploughed in the past. It is not clear whether this ploughing has been undertaken to facilitate the development of the solar farm or as part of a general programme of agricultural improvement. However due to the very recent loss of this habitat it is considered that this loss of biodiversity should be taken into account and mitigated for as part of this proposal. The applicant has proposed to manage the two fields described as poor semi-improved grassland to increase the species richness of the current swards. This is to be welcomed but details will be required on the proposed management and monitoring of these grasslands and this may be addressed by attaching appropriate conditions to any consent.

Cont'd

Application No: 17/0140/NCC Continued

The applicant has also proposed to plant wildflower meadow and wild bird cover strips in the fields that are currently agriculturally improved which if managed appropriately will provide a net benefit for biodiversity. Details of the species composition, and subsequent management and monitoring of these new grasslands have not been provided to date and will need to be provided as a condition.

The Ecological report identified that the trees within the field boundaries have the potential to support roosting bats and breeding birds. The proposal will include the coppicing of two defunct hedges and removal of nine trees at the entrance of the site and one in the centre of the site. The impact of this on bats and birds has not been considered in the report, although during a site visit by this Council's Ecologist it appeared that these trees have the potential for nesting birds, and with the exception of several identified trees are unlikely to be suitable for roosting bats. However, to ensure that all species are protected during the construction period, the preparation a Construction Environmental Management Plan should be prepared and agreed with the Local Planning Authority as a condition.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

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

The application has been submitted by the developer of the Pen-y-fan solar farm to address, as far as possible, the loss of a large number of Beech trees and hedgerows removed within the approved solar farm site and in this respect the developer has confirmed that they are committed to a robust replanting scheme. The loss of these trees and hedgerows conflicts with the previously approved landscaping scheme for the site and landscaping conditions attached to the same which required the retention of trees and hedgerows to be enhanced by additional planting.

The Local Planning Authority (LPA) granted planning permission (our ref: 15/0433) subject to conditions for a solar farm at this site. The details required by conditions were submitted, and agreed by the Local Planning Authority in February 2016 (planning reference 15/1261/COND) and included a Tree Protection Plan. Therefore, the developer complied with the first part of condition 9 referred to above in that prior to the clearance of any vegetation, works or development a scheme for the protection of the retained trees was agreed in writing with the LPA.

Cont'd

Application No: 17/0140/NCC Continued

The purpose of the condition was clearly to protect trees in the interests of visual amenity and did not require the removal of trees, but it seems a third party, and not the developer, appears to have taken it upon himself to chop down the majority of trees at the centre of the site, most of which were mature. This Local Planning Authority do not know the reason for the felling of the trees but the removal of these trees were not required to facilitate the construction of the solar farm.

The trees weren't covered by a Tree Preservation Order, but whoever cut them down should have obtained a felling licence from Natural Resources Wales (NRW) before carrying out the work. The Local Planning Authority contacted NRW when they were aware of the removal of the trees, and NRW are carrying out their own investigations with a view to prosecution. The Local Planning Authority are ensuring that NRW are aware of anything agreed with the developers so that it does not jeopardise their investigations.

With regard to the planning implications, planning permission has been granted for a solar farm at this site, and it is considered by this LPA that it is being lawfully implemented. Rather than just wait for NRW to conclude their investigations, the local planning authority has engaged with the developer to secure not only additional planting around the periphery of the site as agreed as part of the planning consent, but also replanting of trees to replace those that were felled. The developers were entitled to implement their permission, but if the LPA had erroneously served a stop notice to cease works on site, the developer may well have walked away from the scheme, periphery additional planting would not be taking place and the LPA would have lost the opportunity to seek the developer's co-operation in securing replacement planting .

As advised the LPA have been in discussions with the developers who have expressed their wish to work with the Local Planning Authority to carry out replanting , and in this respect they have submitted this planning application to vary the landscaping conditions on the original planning consent to voluntarily enhance the approved planting plan and ecological management plan to mitigate and compensate against third party tree felling and pruning activity which occurred prior to the applicant taking control of the site.

- The Arboricultural Statement submitted with the application identifies at paragraph 8.1 that "Following a site visit, it was determined that out of 235 survey items (identified in the Arbech Tree Protection Plan), a total of 83 survey items have been removed (approximately 35% of total items) including 80 trees, two hedgerows and one group. These removals were concentrated within the interior of the site. Of the removed trees 26 were high quality (Category A), also 40 moderate quality (Category B), 13 low quality (category C) and 1 was poor quality (Category U). One low quality (category C) group was removed along with two low quality (category C) hedgerows.

▪ Cont'd

- Application No: 17/0140/NCC Continued
- 8.2 A further 12 trees were subject to canopy pruning, of which 9 were moderate quality (Category B) and three were high quality (Category A).
- 8.3 In light of the felling and pruning, remaining stumps/stools of affected trees may not survive the works and any that do are likely to struggle to survive beyond the short term."

The report concluded that new planting is undertaken to re-instate affected field boundaries and that remaining tree stems/stools could be retained in situ with new infill and hedgerow planting but that the exact specification for new planting should be agreed with the LPA as part of a detailed landscaping plan and ecological/landscape management plan.

Pending the determination of this current planning application, the developer has been carrying out works legitimately allowed by the original planning permission. The developer appointed their own qualified Arborist in February 2016, who has worked with officers of this Council to ensure that existing trees and hedgerows which are an intrinsic part of the Manmoel Landscape were protected on site during the development of the site. The developer's Arborist produced an Arboricultural Watching Brief Final report dated April 21st 2017, following site visits conducted in March and April which involved a walk over, visual inspection of the barrier fencing, boundary fencing and any other tree issues with the aim to provide information for the purposes of signing off planning conditions in relation to the trees. The Arboricultural Watching Brief is also based upon the Tree Survey, Arboricultural Implications Assessment, and Arboricultural Method Statement submitted with the application and referred to above. The developer's arborist has worked closely with this Council's Arborist, Ecologist and Countryside Officers in this respect. Outstanding works described in the Arboricultural Watching Brief Report comprise hedge replacement planting. Ground levels are to be made good with topsoil where tree stumps have been identified to be removed and planted in accordance with an approved Landscape Plan.

The felled and stacked branch/ wood/timber and stumps which are situated on Pen-y-fan Farm are deemed by the developer to be the property of the land owner and is retained on site in non-operational areas.

This Council's Landscape Architect has considered the landscape proposals and the Tree Protection Plan as acceptable. However, whilst the timing of the proposed landscaping works is split between the March 2017 and the next planting season which covers the winter spring season 2017-18, it is noted that planting in March this year could not be undertaken due to poor ground conditions caused by inclement weather. This fact is supported by written justification from the appointed landscape contractor.

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In addition, notwithstanding the recommendations of the Arboricultural Statement dated February 2017 that the remaining stumps/stools are left in situ for ecology benefit, and monitored for regrowth over the next couple of years, he disagrees with this:

- on visual grounds owing to the size of the stumps/stools and the image they portray of the site in views from Pen y fan pond and Manmoel Road.
- -the size and number of stumps within hedge lines will severely compromise the area of ground available for replanting.
- -it is not considered the cut stumps/stools will regrow/shoot to an extent where they would return to being a viable visual asset to the hedge.
- -there is a risk of pathogens infecting the cut stumps/stools which in time could affect the replacement planting within the hedgerow.
- it will become increasingly difficult to remove the stumps in future years without risk to the solar panels, site infrastructure and replacement planting within the hedgerows.

The extensive felling of mature trees in January 2017 resulted in significant loss of bat foraging and commuting routes, and nesting opportunities for birds. The remaining stumps have all been inspected by the Council's Ecologist for potential as bat roosts, and those with potential to support bats were identified and marked on site. In addition, all those felled trees that have the potential to recover and regenerate, were also identified and marked on site for retention so that these would form part of a new hedge. The majority of the mature beech however were considered to be unlikely to regenerate sufficiently to contribute to the structure of a new hedgerow and were therefore identified for removal. Whilst these stumps would provide a deadwood habitat for invertebrates and fungi as they decay, they would prevent the rapid establishment of a new healthy hedgerow, and on balance it was agreed that unless these stumps provided existing ecological value for either bats or birds they should be removed, to allow the new hedgerows to establish as quickly as possible to provide a strong hedgerow in the future for foraging, nesting and shelter opportunities.

It should be noted that in this respect stumps/stools previously surveyed with officers of this Council have either been removed or are pending removal in preparation for planting or retained for ecological reasons as agreed.

The Landscape and Ecological Management Plan dated February 2017 is considered acceptable. However, it is considered appropriate to attach a condition to any consent requesting details of the company who will carry out the management works, including a meeting to be scheduled between the Council and the operators representatives two years following completion of the planting to review establishment and future maintenance.

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Application No: 17/0140/NCC Continued

The Supplementary Landscape and Visual Impact Assessment dated February 2017 has been considered and in summary it is agreed that whilst the removal of trees and hedgerows within the site has had an immediate detrimental impact on the landscape elements and character of the site itself, the effects are localised to the site and its immediate surroundings and are not discernible from the wider surrounding landscape.

In conclusion it is considered the proposed development is entirely appropriate for the site and accords with the relevant local planning policies together with national planning guidance which identifies how the planning system should contribute to and enhance the natural and local environment. In this respect given the unlawful felling of the large number of trees at the site by a third party it is considered the Council has chosen the most effective way forward to address the unauthorised tree felling through negotiation and with the voluntary co-operation of the developer. The proposed landscape and ecological enhancements will bring about a benefit to the biodiversity elements associated with the overall site and mitigate tree felling and pruning undertaken by a third party and will provide betterment in terms of both the visual and ecological rural characteristics of this area.

It should be noted that this is a Section 73 planning application to vary conditions 5 (Landscaping) 7 (Habitat Management) 8 (Biodiversity) 9 (Scheme for the protection of the retained trees) and 17 (Approved plans) of planning approval reference 15/0433/FULL. Where consent is granted under a Section 73 application, all other conditions attached to the original consent are replicated in any new consent. However, it should be noted that conditions 2, 3, 4, 5, 6, 7, 8, 9, 12, 18, 20, have previously been discharged under planning application reference 15/1181/COND granted in March 2016 and conditions 10 and 24 under previous planning application reference 17/0047/COND in February 2017. The current application submitted provides enhancements to the approved Planting Plan, Tree Protection Plan and Landscape and Ecological Management Plan and are considered acceptable and as such the conditions have been varied to reflect the information submitted and condition 7 removed to avoid duplication.

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

Comments from public: The concerns of the objectors have been considered above. In addition the objection raised regarding the devaluation of property is not a planning matter.

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Application No: 17/0140/NCC Continued

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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) At least 5 working days' notice in writing shall be given to the Local Planning Authority in respect of the commencement of works.
REASON: To enable the Local Planning Authority to ensure construction works take place in a timely manner and to minimise disturbance to neighbouring amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021- Adopted November 2010.
- 03) Notwithstanding the submitted plans, details of the colours of the external finishes of the Transformer and Invertor Cabinets together with the CCTV poles and associated attachments shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first use commencing.
REASON: In the interests of visual amenity.
- 04) This consent does not extend to the details submitted in respect of the external wall materials of the substation indicated on the approved drawing no. 506 Rev. A. Revised details shall be submitted for consideration and approval in writing with the Local Planning Authority, which provide for a pitched roof building with either a stone/timber clad or rendered finish to the external walls. The development shall be carried out in accordance with the agreed details prior to the first use commencing.
REASON: In the interests of visual amenity.

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Application No: 17/0140/NCC Continued

- 05) The development shall be carried out in accordance with the Landscape and Ecological Management Plan and updated report prepared by Pegasus Group and Clarkson & Woods, February 2017 and Detailed Landscape Proposals Phase 1 - Drawing no:P16-1485_01 Sheet 1 Revision A and Detailed Landscape Proposals Phase 2 - Drawing no: P16-1485_01 Sheet 2 Revision A.
REASON: In the interests of the visual amenity of the area.
- 06) Prior to the commencement of the development hereby approved a Construction Environmental Management Plan shall be prepared and submitted to the Local Planning Authority for its agreement. The agreed plan shall be complied with during and after the completion of the development hereby approved.
REASON: To ensure adequate protection to protected species.
- 07) The development hereby approved shall be carried out fully in accordance with the Ecological Monitoring Programme prepared by Clarkson & Woods Ecological Consultants dated January 2017.
REASON: In the interests of biodiversity.
- 08) The development hereby approved shall be carried out in accordance with the Arboricultural Statement prepared by Pegasus Group dated February 2017 and Tree Protection Plans drawing no's P16-1485_06 Revision A, Sheet 1/4,2/4,3/3 and 4/4.
REASON: In the interests of visual amenity.
- 09) 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.
- 10) Construction, movement of materials and decommissioning works shall take place only between the hours of 0800 - 1800 Mondays to Fridays and 0800 - 1300 Saturdays and not at all on Sundays or Public Holidays.
REASON: In the interests of residential amenity and to minimise disturbance to foraging/commuting bats and other nocturnal animals.

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- 11) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 12) No external lighting shall be installed or operated during the operation of the site.
REASON: In the interests of nearby amenity and to safeguard the ecological interests of the site in accordance with Policies CW2 and CW4 of the Caerphilly County Borough Local Development Plan up to 2021- Adopted November 2010.
- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission from the Local Planning Authority, except for those works permitted by this consent.
REASON: To protect the landscape character of the area in accordance with Policies CW4 of the LDP.
- 14) Within 25 years and 6 months following completion of construction of development, or within 6 months of the cessation of electricity generation by the solar PV facility, whichever is the sooner, the solar PV panels, frames, foundations, inverter housings and all associated structures and fencing approved shall be dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall be subsequently restored in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production.
REASON: In the interest of visual amenity.
- 15) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

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- 16) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: drawing nos. 501 Rev A, 502 Rev A, 503 Rev A, 504 Rev A, 505 Rev A, 506 Rev A and 507 Rev A (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 17) The development hereby approved shall not commence until after a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide details on the proposed size/number/frequency of delivery vehicles associated with the construction of the solar park and any mitigation measures proposed to safely manage deliveries to and from the site. The works thereafter shall be carried out in accordance with the agreed plan.
REASON: In the interests of highway safety.
- 18) Prior to the commencement of works on site, a scheme to prevent mud and other debris being deposited on the public highway, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed scheme.
REASON: In the interests of highway safety.
- 19) The development shall not commence until a means of vehicular access has been constructed in accordance with details that shall have first been submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.
- 20) The permission hereby granted shall endure for a period of 25 years from the date when electricity is first exported from the solar farm. Written confirmation of the first export date shall be sent to the Local Planning Authority within one month of the first export date.
REASON: In order to retain effective control over the development.
- 21) Within 25 years from the date when electricity is first generated to the grid, or within six months of the cessation of electricity generation by the solar farm facility, whichever is sooner, the solar farm and all associated works/equipment shall be dismantled and removed from the site and the land restored to its former condition in line with a restoration scheme, details of which shall be submitted and approved in writing by the Local Planning Authority.
REASON: In the interests of visual amenity.

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Application No: 17/0140/NCC Continued

22) Within the year prior to decommissioning of the site, and during the appropriate survey period prior to decommissioning, a full ecological survey of the site shall be undertaken to inform decommissioning, as required by Condition 22). A survey report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning and then implemented as approved. The report shall include ecological mitigation measures, as appropriate, based on the ecological assessment findings to be followed during commissioning and beyond.

REASON: In the interests of visual amenity and biodiversity.

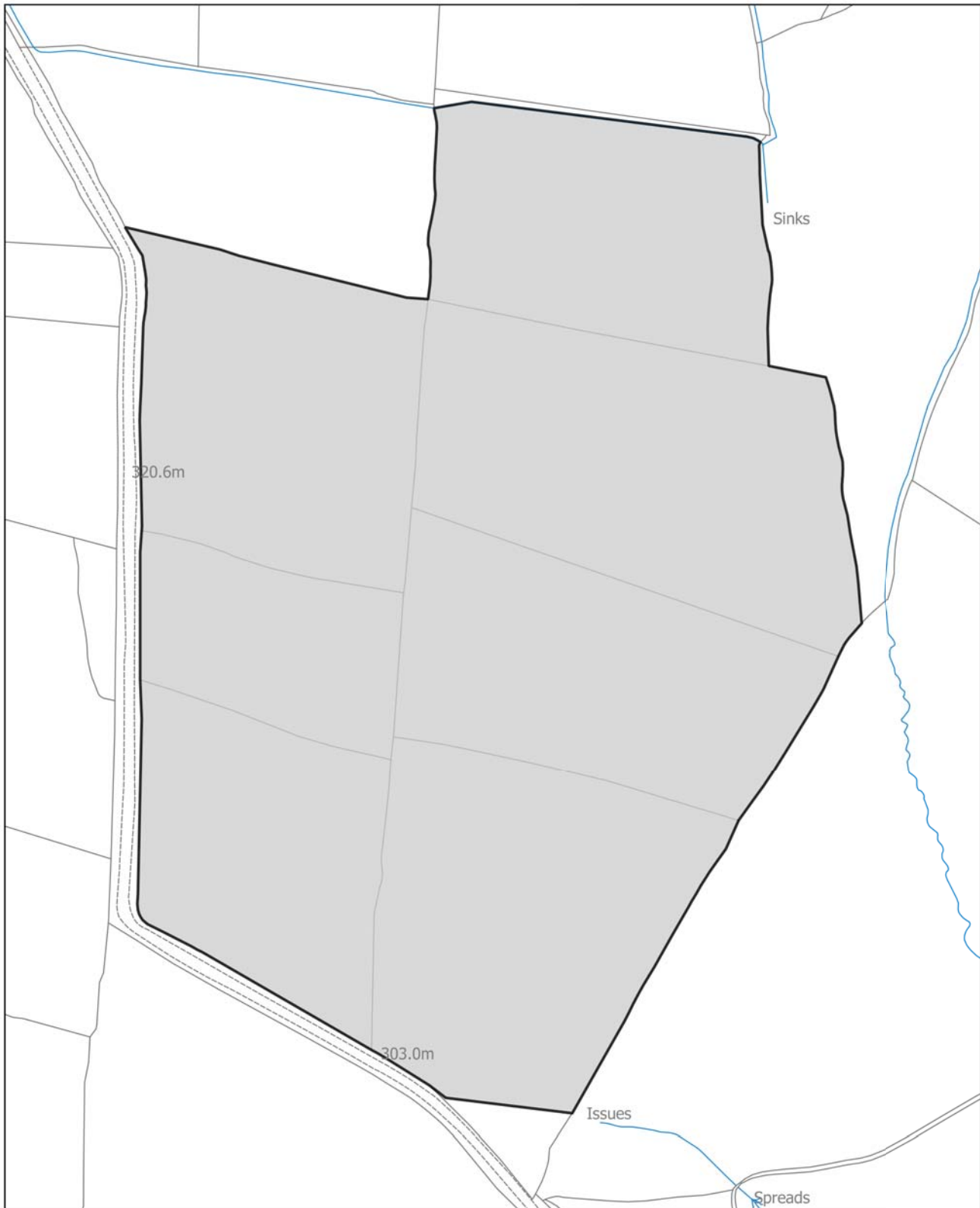
23) Prior to the delivery of any components a highway condition survey along Manmoel Road shall be carried out and agreed in writing with the Local Planning Authority the agreed survey shall include a scheme and timetable for the repair of any damage caused to the highway by delivery vehicles associated with this development. The development shall thereafter be carried out in accordance with those agreed details.

REASON: In the interests of highway safety.

Advisory Note(s)

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

The applicant is advised of the comments of this Council's Landscape Architect.



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0270/OUT 27.03.2017	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant Rhondda Cynon Taf CF72 8YP	Erect residential development of up to 175 units including open space provision, access and parking arrangements and to approve the matters of access and scale Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is part of a Golf course that is to the south of the settlement of Oakdale.

Site description: Access to the site is via the existing golf course entrance onto Llwyn On Lane where there is something of a break in the building line. The area identified includes the clubhouse, the golf driving range building, the car park, parts of the course and a small field behind Nos. 2 to 14 Waungoch Road. A public right of way enters the site from the east and joins with the lane that runs through the site from the north to the south. The Nant Philkins runs through the site east to west.

Development: Outline consent is sought for residential development. All matters except access and scale are reserved. At the entrance there is an existing pond that is shown re-sited to accommodate the proposed access.

Dimensions: The site measures approximately 5 hectares and is of an irregular shape. The indicative master plan illustrates a layout of 175 dwellings with an area of public open space comprising approximately 25% of the site situated to the southwest section. The scale parameters of the proposed dwellings are as follows:-

Minimum	Maximum
Width 4.0	17.5
Depth 5.0	10.0
Height 7.50	11.0.

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Application No: 17/0270/OUT Continued

Other information: The application is accompanied by a pre-application Consultation Report that concludes that the consultation process has been recorded, considered and addressed.

PLANNING HISTORY 2005 TO PRESENT

P/05/0561- Erect one detached house - Refused 06.10.05.

P/05/1682 - Erect two storey dwelling to be used as holiday let - Granted 16.02.06.

P/06/0392 - Erect two dormer bungalows - Granted 01.06.06.

06/0753/FULL - Erect extension to driving range - Granted 25.01.07.

11/0095/FULL - Erect two dormer bungalows with associated groundworks, access and car parking - Granted 31.03.11.

15/0567/OUT - Erect residential development of up to 175 units including open space provision, access and parking arrangements - Refused 07.04.16 - Appeal In Progress.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is part of an existing golf course. It lies outside the settlement boundary of Oakdale and is not allocated for residential use, the proposal therefore represents a departure from the plan. Part of the site lies within a sandstone safeguarding area.

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP4 - Settlement Strategy, SP5 - settlement boundaries, SP6 - Place making, SP7 - Planning Obligations, SP8 - Minerals Safeguarding, SP10 - Conservation of Natural Heritage, SP14 - Total Housing Requirements, SP15 - Affordable Housing Target, SP21 - Parking Standards.

Cont'd

Application No: 17/0270/OUT Continued

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, Woodland and Hedgerow protection, CW10 - Leisure and Open space provision, CW11 - Affordable Housing Planning obligation, CW15 - General locational constraints, CW22 - Locational constraints - Minerals, 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 (Edition 9, November 2016);
- Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
- Technical Advice Note 2: Planning & Affordable Housing (2006);
- Technical Advice Note 11: Noise (1997);
- Technical Advice Note 12: Design (2016);
- Technical Advice Note 18: Transport (2007).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? - Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Cadw - No Comment.

Rights Of Way Officer - No objection. Advice is provided regarding rights of way that pass through the site.

Senior Engineer (Land Drainage) - No objection subject to conditions. Drainage advice is provided.

Transportation Engineering Manager - No objection subject to conditions previously recommended for recent application for same development.

Cont'd

Application No: 17/0270/OUT Continued

Outdoor Leisure Development Officer - No objection subject to the provision of suitably scaled and designed multiuse games area.

Head Of Public Services - No objection subject to previously recommended conditions.

Dwr Cymru - No objection and drainage advice is provided.

Police Architectural Liaison Officer - No objection. It is recommended that existing speed control be extended and additional traffic calming be introduced. It is also suggested that the uncontrolled pedestrian crossing at the school be upgraded to traffic light controlled and a section of additional pavement be provided. Secure by design advice is provided.

Natural Resources Wales - No objection. Advice is provided.

Welsh Ambulance Services NHS Trust - No comment.

Conservation & Design Officer - No objection in principle, however at reserved matters attention will need to be focused upon the impact upon the character of the Conservation Area.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press and 53 neighbouring properties have been consulted.

Response: Approximately 62 letters/emails/online objections and a petition with 415 signatures have been received raising the following issues.

Summary of observations:

- It is suggested that the proposed development will give rise to changes in the water environment that includes an existing stream that flows through the site. Questions have also been raised about the calculations and specification of the drainage system that is to be constructed to serve the proposed development.
- It is stated that the site lies within a "mining area" and it is questioned as to whether there will be any impact upon the water table.
- The proposed residential development "will stick out like a sore thumb and take the character away from Oakdale", thereby over developing a model village.
- The schools are full and cannot accommodate any more children.
- The doctor's surgery is full.
- There are over 600 houses for sale within a 3 mile radius of Oakdale therefore no more houses are needed.

Cont'd

Application No: 17/0270/OUT Continued

- It is suggested the Councils planning decisions are affected "when money is involved".
- It is suggested that the Transport Engineering Manager's previous assessment of the previously submitted traffic impact analysis was not correct as there were significant flaws in the information submitted with particular reference to the nearby school.
- The sewerage system is at capacity and is not capable of taking additional flows.
- The land is in a green wedge and outside the settlement.
- The access to the site is inadequate and potentially dangerous.
- An area of "natural beauty with a huge variety of wildlife will be lost" and is also a carbon sink.
- There are brown field sites such as the Oakdale Comprehensive site that should be developed first.
- the development will adversely affect the air quality in the locality.
- There is insufficient leisure space to serve the local community and this land should be retained for that purpose.
- The development would create a town or "metropolis" as opposed to a village and remove Oakdale's historic character and identity.
- There should be no more development on green land areas.
- Development of this type is for profit.
- It would be "illegal" for the Planning Authority to determine this application whilst there is an undetermined appeal with the Ministers.
- The Stage Coach service does not run the 5a bus (Blackwood to Trinant) during peak traffic times.
- "The National Planning Policy Framework strongly recommends all local planning authorities to get up to date Local Plans in place as soon as possible" and the community should be consulted through the review process.
- Members have been "mised" through the LDP process as to the need for new housing.
- The proposal would lead to unsustainable development by virtue of increased traffic.
- A farm access lane passes through the site and it should be widened to allow for increased traffic.
- Farm lane is narrow, with bends, few passing opportunities, poor visibility at its access and is already used as a "rat run".
- *It is suggested that an existing culvert should be diverted to alleviate existing flooding in the farm lane.
- An existing watercourse runs through the site and there is concern that its flows should not be increased such that additional erosion occurs on the farm land. It is suggested that existing flows should not be exceeded.
- Livestock drink from the watercourse therefore it should not be contaminated with surface water flows that may poison animals.

▪ Cont'd

Application No: 17/0270/OUT Continued

- There may be increased damage to trees, dogs and trespass upon the adjacent farm land. Additional fencing is suggested.
- The construction traffic would have an unacceptable impact upon air quality.

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 expected that the proposed development will have a significant impact upon crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No - There is bat activity on site but the application site recommendation does include bat roosts and adequate bird nesting ecological mitigation can be achieved.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? - Yes - The site is within the Mid-Range Viability Area for residential development, but it is not chargeable at the outline stage.

ANALYSIS

Policies: The site comprises the existing site of the golf club car park, driving range, clubhouse and northern part of the golf club. A lane runs north to south through the centre of the application site, separating the driving range from the golf course, clubhouse and car park. It is proposed that this lane will be retained. The indicative master plan identifies an access to the site from east of the drainage pond off Llwyn On Lane.

The site in question is unallocated and lies outside of the settlement boundary.

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Strategy Policies

The site is located within the Northern Connections Corridor (NCC). Policy SP2 Development Strategy - Development in the NCC indicates that development will be focused 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; makes the most efficient use of existing infrastructure; protect the natural heritage from inappropriate forms of development and capitalise on the economic opportunities offered by Oakdale/Penyfan Plateau.

Planning Policy Wales sets out the definition of previously developed land as "that which is or was occupied by a permanent structure and associated fixed surface infrastructure." Excluded from the definition are a number of uses including land in built up areas that has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings. It is considered that the golf course itself would also fall within this category and should be considered greenfield, along with the driving range and field to the north of the golf course. However, the large car park and clubhouse area and driving range buildings would be considered to be brownfield. The development of a greenfield site is acceptable in this strategy area in accordance with the policy and the site is well served by footpaths and bus routes.

The potential impact of development on the natural heritage of the site is discussed further below.

The site lies outside of the settlement boundary, as defined by Policy SP5 Settlement Boundaries of the LDP. The settlement boundary defines the area within which development would normally be allowed, taking into account material planning considerations. The settlement boundary serves to promote the full and effective use of land and thus concentrate development within settlements; to prevent the coalescence of settlements and fragmented development and prevent inappropriate development in the countryside. The application is clearly contrary to Policy SP5 of the Adopted LDP.

In this location, the settlement boundary has been drawn to include the properties fronting on to Llwyn On Lane, but the buildings associated with the golf club were excluded from the settlement boundary. It is considered that the brownfield element of the site (the car park and buildings) would be a logical rounding off given the pattern of the built form in this area, but the key issue is whether the extension to include the greenfield element to the south, which extends further into the countryside, is acceptable.

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Application No: 17/0270/OUT Continued

It is noted that the whole golf course is not included within the application boundary, as this would be an incongruous extension into open countryside. The southern boundary instead is not drawn to a defensible boundary on the ground, as the golf course is clearly open in nature. It is recognised that a new boundary is shown on the master plan will be created by a hedgerow on the southeast and road on the southwest. Notwithstanding the delineation of the existing settlement boundary, it is considered that the boundary as shown in the planning application, whilst extending into the countryside, would relate well to existing development and be a suitable rounding off. Any further extension south into the golf course would, however, be unacceptable.

Policy SP6 Place Making requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features.

The visual appearance of the proposed development, its scale and its relationship to its surroundings and context are material planning considerations. The proposed layout should be assessed against national design guidance contained in TAN 12 Design and against LDP 6: Building Better Places to Live in order to ensure that the requirements of SP6 are fully met.

It should be noted that the Oakdale Conservation Area lies directly north of Llwyn On Lane and the design will need to be sensitive to this. The Conservation and Design Officer has been consulted regarding the potential impact this scheme may have on the conservation area. No in principle objection is raised, it is pointed out that at the reserved matter stage design issues will receive closer scrutiny with regard to the character of the conservation area, as well as its context in general.

Policy SP10 Conservation of Natural Heritage recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Clearly, there is likely to be an impact on natural heritage features as a consequence of any development at this location and satisfactory mitigation would be needed to make any development at this location acceptable in terms of Policy SP10. The illustrative plan demonstrates that natural features such as the existing pond and hedgerows can be utilised.

The site is not subject to any natural heritage designations, but it does adjoin Sites of Importance of Nature Conservation (SINC) at NH3.97 Nant Philkins Fields to the east of the site and NH 3.89 Coed Cwm Philkins to the south. The Council's Ecologist has been consulted and has not raised objection.

Cont'd

Application No: 17/0270/OUT Continued

Policy SP14 Total Housing Requirements makes provision for 10,269 dwellings for the 15-year period 2006 to 2021. This represents 1,644 (19%) residential units more than the 8,625 units required to meet the dwelling housing requirement identified for the plan period. The 19% over-allocation allows for flexibility and choice in recognition of the fact that not all sites will be developed.

The Annual Monitoring Report (AMR) is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The main principle of the monitoring process is to identify when the revision of the LDP should take place.

The Council has prepared four reports to date, the most recent of which was considered by Council in October 2016. It is evident from the AMR that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8,625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 575 dwellings needs to be delivered per annum. The 5th AMR indicated that 4,239 units had been delivered (49% of the total housing requirement) up to March 2016.

Therefore there is a need for a further 4,386 dwellings to be developed over the remainder of the plan period i.e. by 2021 to meet the total housing requirement for the plan period.

National indicators are also included within the AMR for housing land supply and notably these require housing land supply to be monitored based on the residual method as outlined in Technical Advice Note 1: Joint Housing Land Availability Studies (2015). TAN 1 seeks to ensure that there is a genuine 5 year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the 2016 JHLAS indicated that there is only 1.5 year supply available. It is to be noted that this fall from the figure of 1.9 that was previously reported to committee (15/0567/OUT).

It is acknowledged that the housing land supply figure is a material consideration in determining planning applications for housing. It is further acknowledged that where the current study shows a land supply below the 5-year requirement the need to increase supply should be given considerable weight when determining planning applications provided that the development would otherwise comply with development plan and national planning policies (Para 6.1 TAN 1).

Cont'd

Application No: 17/0270/OUT Continued

The lack of 5-year housing land supply is a matter of concern that needs to be addressed if the overall housing requirement is to be met within the plan period. The 2016 AMR recognises the need to address this ongoing issue and recommendation R2 of the report states: "the 2016 Annual Monitoring Report has indicated that there is a continuing need to address the lack of a five year housing land supply."

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion requires development proposals that are likely to generate a significant number of trips to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot. It is noted that the site is in close proximity to bus stops and is in walking distance to Oakdale village centre and local primary school. Furthermore, the potential to connect to the existing lane as a potential cycle and pedestrian link is acknowledged. The Transportation Engineering Manager has been consulted and has not raised objection.

Policy CW2 Amenity indicates that development proposals must ensure that the proposal would not result in over-development of the site or its surroundings. Furthermore, the policy indicates that the proposed use would need to be compatible with the surrounding land uses. Its location in a residential area would mean that the principle of housing is acceptable. However, it is recognised that Croespenmaen Industrial Estate is just over 200m from the site boundary across open fields and the potential noise conflict is a matter that should be considered. Furthermore, there is a social club in close proximity on Llwyn On Lane, which may be a further source of conflict. Environmental Health has considered the noise aspect and no objection is raised subject to conditions.

Policy CW3 Design Considerations - Highways states that development proposals must meet a number of highways requirements including that the new access roads are designed to an appropriate standard. It is noted that a Traffic Assessment has been submitted with the application and in this respect the Transportation Engineering Manager's view has been sought on the proposed access arrangements as they relate to Policy CW3; no objection is raised subject to conditions.

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Application No: 17/0270/OUT Continued

CW6 Trees, Woodland and Hedgerow Protection identifies criteria against which developments containing trees will be permitted, and states that development will only be permitted where development proposals have made all reasonable efforts to retain, protect and integrate trees within the development. The proposed layout will result in the loss of a number of trees on the golf course and this would need to be considered by the Arboricultural Officer to determine whether this would be acceptable. The Arboricultural Officer has considered the proposal and raises no objection subject to tree protection measures that may be required by condition.

CW8 Protection of Community and Leisure Facilities indicates that proposals that would result in the loss of a community or leisure facility will not be permitted except where a comparable replacement facility can be provided by the developer either on or off site or it can be demonstrated that the facility is surplus to requirements. The applicant has provided a report that details a pattern of decline in golf club memberships with a number of reported drops of 17 to 20% in membership in the UK in the years since 2004. The applicant has provided figures that suggest the golf course has lost 52% of income from the driving range during the years 2004 to 2014 with operational losses in 6 of the last 10 years. There has been a general decline in turnover of 46% over the same period with the most serious decline in the more recent years.

The report also suggests that as there are 10 other golf courses within a 12.5km radius of Oakdale, most of which have 18 holes compared to the 9 at the application site, the attraction of other sites and pattern of falling interest in this golf course demonstrate that its closure will not be contrary to CW8.

Policy CW10 on Leisure and Open Space Provision requires sites of 10 or more dwellings to make provision for well-designed useable space as an integral part of the development and appropriate children's play and outdoor sports provision either on or off site. The proposal does include a large open area within the application boundary in the western part of the site, which is overlooked by housing. However, it does not appear that any formal facilities have been proposed within the master plan. This should be resolved at reserved matters and a condition may be imposed to that effect.

CW11 Affordable Housing Planning Obligation identifies that there will be a requirement to seek to negotiate affordable housing. An indicative target of 25% is identified in this area.

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Application No: 17/0270/OUT Continued

CW22 Locational Constraints - Minerals identifies that development proposals which may impact on minerals safeguarding areas will be considered against a number of criteria, including that the applicant can demonstrate that the mineral is no longer of any value, it can be extracted prior to the development taking place or there is an overriding need for the development. The site lies within a Sandstone Safeguarding Area and the Mineral Officer's views on the value of the sandstone in this area has been provided and no objection is raised. It is also recognised that there is a need for market and affordable housing in the County Borough as a whole that the development of this site could contribute to.

Policy Conclusion

The site lies outside the settlement boundary of Oakdale and is contrary to the provisions of Policy SP5. Notwithstanding this, it is well located to the existing settlement and would constitute a logical rounding off to the settlement encompassing an area of brownfield land and part of the greenfield golf course and driving range.

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 has indicated that there is a continuing need to address the lack of a five year housing land supply and granting planning permission for this site would help to achieve this. The development of the application site for housing would deliver much needed housing, including affordable housing, in an area of considerable housing need.

On balance, subject to there being sufficient justification for the loss of the facility, the need to increase the housing land supply outweighs 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 outline consent is granted (as opposed to the usual five years), with reserved matters submission within one year instead of three

This application is a re-submission of planning application reference 15/0567/OUT to erect a residential development of up to 175 units including open space provision, access and parking arrangements. That previous application was refused on 07.04.16 and is currently the subject of an appeal that is in progress. The reason for refusal was that: -

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Application No: 17/0270/OUT Continued

- 01 The proposed development is premature in the light of the emerging review of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and therefore would prejudice the Development Plan Inspector's ability to reach a balanced decision on the housing land in the county borough and remove the public's opportunity to comment on the allocation of the application site for housing through that review process.

Since that decision was issued the review of the Local Development Plan has been withdrawn and consequently the reason for refusal could not be defended.

An appeal hearing was held on 11.05.17. The hearing Inspector will now produce a report that will be presented to Welsh Ministers to determine and a decision should be reached before mid-July. The appellant has made an application for costs against the Authority. That application for costs will also be determined within the same time frame.

The previous Officer recommendation was for approval subject to conditions and there has been no material change in circumstances since that time other than the change in the housing land supply. At the time the application was previously reported to Committee the housing land supply was 1.9 years as opposed to the 5 years that TAN 1 recommends. The Joint Housing Land Availability Study now indicates that the supply has now dropped to 1.5 years. The proposed development will take place on the Southern side of the Llwynon Lane where there is already residential development. A sensitive scheme secured at reserved matters stage will preserve and enhance the character of the Conservation Area.

Comments from Consultees: No objections are raised and any concerns are addressed by conditions.

Comments from public:

- It is suggested that the proposed development will give rise to changes in the water environment that includes an existing stream that flows through the site. Questions have also been raised about the calculations and specification of the drainage system that is to be constructed to serve the proposed development. This application has been the subject of consultation with Natural Resources Wales and the Council's Land Drainage Section who have not raised these concerns. Conditions are recommended to determine the drainage proposals at reserved matters.
- It is stated that the site lies within a "mining area" and it is questioned as to whether there will be any impact upon the water table. The site is in a low risk mining area therefore there are no special considerations at this stage. The impact upon the water environment is dealt with above.

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- The proposed residential development "will stick out like a sore thumb and take the character away from Oakdale", thereby over developing a model village. The concern regarding the impact upon the character of the Conservation Area is discussed in more detail above. In brief the character of the Conservation area will not be significantly affected because the application site lies outside it and only the relatively short length of site frontage abuts its southern boundary. Views into the application site from the Conservation area will be very limited. It is also important to bear in mind that "Oakdale was a planned, small model village built solely for the miners who worked in Oakdale Colliery by the Tredegar Iron and Coal Company. The colliery opened in 1907 and a competition was held in 1910-11 to design a village of 660 houses, in its time it was by far the most ambitious attempt by any mining company in South Wales to provide planned housing for its workforce" (the Council's Conservation officer). Oakdale itself was a response to housing need and that necessity to plan for housing need still endures with the current lack of housing land supply.
- The schools are full and cannot accommodate any more children and the doctor's surgery is full. The introduction of Community Infrastructure Levy (CIL) is intended to address infrastructure investment such as schools. This is CIL liable development. Doctors' surgeries, dentists etc. are services that should follow demand.
- There are over 600 houses for sale within a 3 mile radius of Oakdale therefore no more houses are needed. Using one of the online property search engines it is possible to demonstrate that there are approximately 470 houses for sale in a 3 mile radius of Oakdale. Using the same tool it is also possible to demonstrate that there are over 840 houses for sale within 3 miles of Caerphilly, and this exercise can be repeated throughout the County Borough, it does not prove that there is a lack of housing need in that area. The number of houses for sale is not therefore a good indicator of housing need and the Strategic Planning Section using recognized methods have calculated that there is a significant shortage of housing land within the County Borough, as detailed in the attached previous report.
- It is suggested the Councils planning decisions are affected "when money is involved". This is not a material consideration.
- It is suggested that the Transportation Engineering Manager's previous assessment of the previously submitted traffic impact analysis was not correct as there were significant flaws in the information submitted with particular reference to the nearby school. The Transportation Engineering Manager has considered additional concerns that have been raised with regard to traffic flows and remains of the same view.
- The sewerage system is at capacity and is not capable of taking additional flows. This is an unqualified concern that has been previously raised and has not been supported by Welsh Water.

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- The access to the site is inadequate and potentially dangerous. The traffic impact has been assessed by the Transportation Engineering Manager and this is not a concern shared by him.
- It is stated that the application site is an area of "natural beauty with a huge variety of wildlife that will be lost" and is also a carbon sink. The area does not have any Local Development Plan status as an area of visual amenity or of nature conservation, national or local.
- There are brownfield sites such as the Oakdale Comprehensive site that should be developed first. This suggestion has to be balanced against the shortage of housing land that is currently being experienced within the borough and would hold weight only if there were an adequate supply of such land.
- The development will adversely affect the air quality in the locality. The Council's Environmental Health Department have not raised such a concern.
- There is insufficient leisure space to serve the local community and this land should be retained for that purpose. The land is currently a golf course. It has been previously explained that this type of leisure facility is currently in declining national demand and the application site is not an exception to that trend.
- The development would create a town or "metropolis" as opposed to a village and remove Oakdale's historic character and identity. There are no clear planning definitions of the descriptions given but they are understood to explain that the character of the area will be transformed beyond its current recognition. It is a fact that growing settlement sizes do impact upon the character of an area, however the addition of the proposed dwellings to one side of the settlement of Oakdale is not considered to be as transformative as suggested. It is also to be pointed out that the planning system generally seeks to direct development towards existing settlements to reduce the pressure on the open countryside.
- There should be no more development on green land areas. This is a position adopted possibly by a significant body of thought; however this has not currently been translated into formal planning policy.
- Development of this type is for profit. This is not a planning consideration.
- It would be "illegal" for the Planning Authority to determine this application whilst there is an undetermined appeal with the Ministers. It would not be "illegal" for this application to be determined by the Planning Authority unless it has been called in by Ministers.
- The Stage Coach Service does not run the 5a bus (Blackwood to Trinant) during peak traffic times. It is unclear as to the exact bearing of this observation upon the proposed development.

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- "The National Planning Policy Framework strongly recommends all Local Planning Authorities to get up to date Local Plans in place as soon as possible" and the community should be consulted through the review process. This is correct; however CCBC is currently in a situation where the shortage of housing supply remains a material consideration that must be afforded significant weight.
- Members have been "misled" through the LDP process as to the need for new housing. The writer has not explained precisely how members have been misled.
- The proposal would lead to unsustainable development by virtue of increased traffic. The proposal is situated in close proximity to an existing settlement, which is generally considered to be more sustainable in planning terms.
- A farm access lane passes through the site and it should be widened to allow for increased traffic. This has been considered by the Transportation Engineering Manager and is not acceptable as it would encourage additional traffic into a lane system that is extremely constricted.
- Farm lane is narrow, with bends, few passing opportunities, poor visibility at its access and is already used as a "rat run". This has also been considered by the Transportation Engineering Manager who will be considering at reserved matters details such as signage and restrictive layouts to discourage additional traffic.
- It is suggested that an existing culvert should be diverted to alleviate existing flooding in the farm lane. The drainage of the site is a matter that will be determined at reserved matters.
- An existing watercourse runs through the site and there is concern that its flows should not be increased such that additional erosion occurs on the farm land. It is suggested that existing flows should not be exceeded. The drainage of the site is a matter that will be determined at reserved matters.
- Livestock drink from the watercourse therefore it should not be contaminated with surface water flows that may poison animals. The drainage of the site is a matter that will be determined at reserved matters.
- There may be increased damage to trees, dogs and trespass upon the adjacent farm land. Additional fencing is suggested. Means of enclosure is also a reserved matter. It will again be more appropriate to consider the suggestion of additional fencing at that stage.
- The construction traffic would have an unacceptable impact upon air quality. This concern has not been raised by the Environmental Health Department.

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Application No: 17/0270/OUT Continued

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act

RECOMMENDATION that (A) a decision is DEFERRED to allow the applicants to enter into a Section 106 Agreement for the provision of affordable housing as previously recommended with regard to application reference 15/0567/OUT. On satisfactory completion of the Agreement (B) Permission be GRANTED subject to the following condition(s):-

This permission is subject to the following condition(s)

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

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Application No: 17/0270/OUT Continued

- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Prior to the commencement of the development hereby approved, a construction phase noise scheme (to include proposed hours which the developer intends to work) shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the scheme shall be implemented as agreed.
REASON: To control noise arising from the development.
- 07) Prior to the commencement of the development hereby approved, a construction phase dust mitigation scheme shall be submitted to and agreed, in writing, with the Local Planning Authority. Thereafter, the construction phase shall be carried out in accordance with the agreed.
REASON: To control any dust arising from the construction phase.
- 08) Prior to commencement of the development hereby approved details of a scheme of glazing shall be submitted to and agreed in writing by the Local Planning Authority for a glazing system to be fitted to all windows of habitable rooms facing the Croespenmaen Industrial Estate. The glazing system shall be capable of achieving an internal LAeq level of 30 dB(A) measured over an 8 hour period (2300 - 0700) in bedrooms and 35 dB(A) in all other habitable rooms measured over 16hour LAeq (0700 - 2300). The glazing scheme shall be carried out in accordance with the approved details before first use of the dwellings to which it relates.
REASON: To protect the residential amenity of occupants from noise from the Industrial Estate
- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

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- 10) No site or vegetation clearance associated with the development hereby approved shall take place until a detailed methodology for the capture and translocation of reptiles on site, including details of any proposed remedial measures and details of the receptor site/s, has been submitted to and agreed in writing with the Local Planning Authority. The measures shall be carried out in accordance with the agreed details.
REASON: To ensure that reptiles are protected.
- 11) No site clearance work shall be undertaken unless an updated Badger survey has been undertaken, and the results and any necessary mitigations measures, submitted to and agreed in writing with the Local Planning Authority. The clearance works shall be undertaken in accordance with the agreed details.
REASON: To ensure that badgers are protected.
- 12) 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.
- 13) The retained pond shall be protected and managed for amphibians in accordance with a 5 year management plan to be submitted to and agreed in writing by the Local Planning Authority before the commencement of any works on site. That plan shall include the timing of its implementation.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales Tan 5 Nature Conservation and Planning (2009).

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- 14) Prior to the commencement of works associated with the development hereby approved, a landscaping scheme including at least 75% native and local provenance tree, shrub and wildflower species shall be submitted to the Local Planning Authority for approval. The agreed details shall be carried out in the first planting or seeding season following the completion of the development. Any trees or plants which within a period of five 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 biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

- 15) The following activities must not be carried out under any circumstances:
- a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.
 - d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual amenity.

- 16) 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 within the proposed development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before any the part of the development to which it relates is first occupied.

REASON: To provide 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.

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- 17) Prior to the commencement of any works on site associated with the development hereby approved, details of the provision of nesting sites for bird species (House martin, House sparrow, Starling, Swallow and Swift) in the proposed development shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented before any part of the proposed development to which it relates is first occupied.
REASON: To provide nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.
- 18) Prior to the commencement of works associated with the development hereby approved, a 5-year hedgerow management plan, which shall include details of the timing of its implementation, shall be submitted to the Local Planning Authority for approval.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 19) Notwithstanding the submitted master plan details shall be submitted at reserved matters that shall take into account the need to provide appropriate leisure facilities to meet the needs of the residents of the proposed development. Those facilities shall include areas of well designed open space that benefit from good access and surveillance, a suitably sized equipped play area and a suitably sized all weather sports court.
REASON: To comply with policy CW10 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 20) Notwithstanding the submitted illustrative layout, the site layout to be submitted at reserved matters shall provide details of the land drainage including the existing water courses on site and full engineering details of the extended pond at Llwyn On Lane. The development shall be carried out in accordance with the approved details in accordance with a timetable that shall also have been agreed as part of those reserved matters details.
REASON: In the interests of land drainage

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- 21) Prior to the commencement of work on site a Tree Protection Plan (TPP) shall identify the root protection areas of all trees to be retained on site and shall be shown as a plan overlaying the proposed site layout and be accompanied by an Arboricultural Method Statement (AMS). A suitably qualified arboriculturist shall prepare them both. The TPP shall graphically illustrate where all necessary Construction Exclusion Zones (CEZs) are required in order to protect retained trees from any adverse impact from the proposed development. The TPP and AMS shall detail in full any necessary protection measures required in order to enforce CEZs (i.e. a tree protection barrier), as well as any other measures such as ground protection or special methodologies such as no-dig constructions wherever they may be arboriculturally necessary. The AMS shall also detail all site access details with regard to retained trees' wellbeing, as well as provide all relevant detail of site storage and compound facilities for the duration of the proposed development.
REASON: To ensure the protection of retained trees.
- 22) Prior to beneficial occupation of any part of the development hereby approved a 1.8m wide footway along the site boundary fronting Llwyn On Lane shall be constructed in permanent materials the design of which shall have been agreed in writing with the Local Planning Authority.
REASON: In the interest of highway safety.
- 23) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 33 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 24) The travel plan hereby approved is that submitted on 6th November 2015 with regard to application Council Reference 15/0567/OUT.
REASON: To encourage the use of a variety of transport options.
- 25) The details to be submitted at reserved matters shall include a scheme of land and surface water drainage within the site. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.

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Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), Natural Resource Wales, Police Architectural Liaison Officer , Rights of Way Officer, Conservation & Design Officer, Dwr Cymru/Welsh Water that are brought to the applicant's attention.

Planning Requirements Relating to Drainage & Flood Risk Management:-

1

This document has been prepared to highlight the key considerations when submitting a scheme for drainage relating to a Planning Permission.

General Requirements:

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

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

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

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

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

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

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

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

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

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

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

Planning Requirements Relating to Drainage & Flood Risk Management:-

2

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

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

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

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

i. Please note that no discharge of surface water from the proposed development including driveways will be permitted to drain to the public highway or any highway drain. If the applicant intends to discharge surface water runoff from new highway areas submitted for adoption to the local highway drainage system he may be required to demonstrate that this system has adequate capacity to deal with anticipated additional flows generated by the proposed development. Permission to discharge to the existing highway drainage system may be conditional on the applicant carrying out upgrading works at their own expense or connecting to a point of adequacy within the system.

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



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0184/COU 18.04.2017	Mr & Mrs John 16 Brynview Avenue Tredomen Hengoed CF82 7DB	Change the use of existing garage at ground floor to mixed residential/B1 Business use 16 Brynview Avenue Tredomen Hengoed CF82 7DB

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is located in the lane to the rear of Brynview Avenue and Brynmynach Avenue.

Site description: The application property is a large detached modern dwelling set on a relatively small plot on a parcel of former waste land between the dwellings at Brynmynach Avenue and the railway line that serves Ffos Y Fran Opencast site (formerly Cwm Bargoed washery). It is a two and a half storey dwelling with a double garage at ground floor level. There are two parking spaces to the front of the garage and a public turning facility to the front of that. The dwelling is accessed via a shared surface created in the rear lane serving the dwellings in Brynmynach Avenue.

Development: The application seeks full planning consent for the conversion and change of use of the double garage in order to create a clinic for the carrying out of Licensed Clinical Cosmetic Procedures. These procedures would include administering botox and semi permanent body colouring. The garage is proposed to be converted into four separate rooms with an entrance foyer, two treatments rooms and a bathroom with shower. The front of the garage will be blocked up in materials to match the rest of the dwelling. The proposal would change the use of the dwelling into a mixed use of residential and sui generis clinic.

The applicant has stated that the business will be operated on an appointment only basis between the hours of 09.30hrs and 21.00hrs Monday to Friday and 09.30hrs to 15.00hrs on Saturdays with no working on Sundays and Bank Holidays. The applicant has suggested that there would be a minimum of 15 minutes between each appointment and that only two parking spaces are required for her dwelling with one required for the business.

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Application No: 17/0184/COU Continued

There would be no employees with the business with the two treatment rooms being required to accommodate all of the equipment required for the different treatments. A third parking space is proposed on land to the rear of the garage making a total of three to serve the whole property.

PLANNING HISTORY 2005 TO PRESENT

P/06/0391 - Vary Cond. (2) of P/03/0143 to extend time limit for reserved matters by one year and Cond. (4.2) to read 'the provision of a turning head within the site' - Granted - 22.06.2006.

07/0161/RM - Erect detached dwelling with associated car parking and access improvement works - Granted 31.05.2017.

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

National Policy: Planning Policy Wales

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

7.2.4 Mixed use development should be promoted in and adjoining existing settlements, where appropriate. Policies and supplementary planning guidance should support mixed use developments, including flexible workplace/dwellings and commercial premises, where these are appropriate.

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 unduly compromised.

Cont'd

Application No: 17/0184/COU Continued

8.4.2 Car parking provision is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan.

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 in a low risk area but as this is a change of use application this is not an issue in any regard.

CONSULTATION

Gelligaer Community Council - Raises objection to the application.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

ADVERTISEMENT

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

Response: Eight letters of objection have been received.

Cont'd

Summary of observations:

- A business use is not acceptable in a residential area.
- The turning facility at the front of the application property is part of the highway and should not be used for parking for the dwelling, as is currently the case.
- There is insufficient parking in the area to serve the business use.
- The lane is too narrow to provide access to a business.
- There are no other businesses in Brynmynach, this could set a precedent for other businesses.
- The garage should be retained for the parking of vehicles as stated in the consent for the dwelling.
- The applicant already carries out some of these procedures from her property for 'family and friends'.
- Where will trade effluent be discharged to?
- Why are two treatment rooms required if the applicant intends to work alone with only one client at a time.
- Enforcement action has been taken against this use and an appeal against an enforcement notice was unsuccessful.
- An unauthorised parking space has been created to the rear of the garage, this should be investigated as it is not safe.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application refers to the change of use of part of a residential property in a residential area to create a mixed use property encompassing a dwelling and a small business for the occupant of the dwelling.

Cont'd

Application No: 17/0184/COU Continued

The application site is not allocated for any purpose in the local development plan and national planning policy set out in Planning Policy Wales at Paragraph 7.2.4 suggests that mixed use development should be encouraged in existing settlements. In that regard it is considered that the principle of a small business use in a residential area can be acceptable subject to compliance with normal development control criteria. Therefore the main points to consider in the determination of this application are the objections raised by local residents as these focus on the impacts of the proposal on the amenity and highway safety of the area. Consequently these will be considered in turn below:-

1. As stated above, national planning policy supports mixed use development in existing communities. Many small businesses co-exist with residential uses where the impact on the amenity of neighbouring dwellings is considered to be acceptable. It is for the Local Planning Authority to determine whether that is the case here.

2. It is correct to say that the turning facility at the front of the application property is part of the public highway and is not a parking space for the dwelling. Whilst the applicant may be using the turning head as a parking space, there is no consent to do so but this would be a matter for the Police as obstruction of the highway. However, this application is being considered on the basis of the information submitted with it and the applicant's suggestion that three parking spaces (including the newly created space to the rear of the garage) is sufficient for the mixed use proposed. In this instance it is considered that the level of parking provided is sufficient.

The applicant has stated that clients will come to the property on an appointment basis only and that there would be 15 minutes gap between each appointment. A condition can be attached to any consent granted to control this and as such this is acceptable in planning terms.

The applicant has also stated that as she lives and works at the property there is no need to provide staff car parking in addition to resident parking and that her husband would be at work when her clients visit her property and as such the other space required for the dwelling would not be in use at the same time as clients would be visiting. It is considered that a condition limiting the use of the business to the applicant or the person residing at the property would control this. However it is considered that the hours of opening suggested by the applicant should be restricted to 17.00hrs in order to protect the amenity of residents but also to ensure that appointments are largely carried out when the applicant's husband is in work.

Cont'd

3. This is largely discussed above. However it should also be noted that the rear lane serving the site is in fact a relatively wide lane, where vehicles are able to pass each other without causing an obstruction. In that regard it is considered that a number of vehicles could park in the lane in the same way that vehicles can park on any other highway. It is accepted that the roads in Brynmynach Avenue and Brynview Avenue are relatively narrow with wide pavements and that parking can sometimes be quite restricted. However, there is no evidence that such problems exist in this rear lane. Moreover, many of the properties that back onto this land have adequate off street parking and do not need to rely on on-street parking.

4. Again this is addressed above. It is not considered that this lane is too narrow to serve a business of this type.

5. The fact that there are no other businesses with planning consent in the Brynmynach area does not in itself warrant the refusal of this application. As stated above a number of small businesses may exist in the area that do not require planning consent and are perfectly acceptable in a residential area. Moreover, approval of this application would not set a precedent for any future businesses as each application is determined on its own planning merits.

6. When consent is granted for new dwellings conditions are attached to prevent the conversion of integral garages in order for the Local Planning Authority to ensure that adequate parking is maintained at that property in perpetuity. This does not mean that these garages have to be kept for that purpose however as it is perfectly legitimate for an occupier to convert the garage to another use provided that either adequate parking is provided elsewhere, or a case is made to argue that a reduction in the required number of spaces is acceptable. In this instance both of these is true. A dwelling of this size requires three parking spaces and with the addition of the new space to the rear of the garage three spaces would be retained. Whilst no additional spaces are provided to serve the business use, for the reasons stated above, this is considered to be acceptable in planning terms.

7. The fact that the applicant already operates this business from her property has no bearing on the acceptability of this application.

8. Discharge of trade effluent is a matter for the Head of Public Protection.

9. The applicant has stated that two treatment rooms are required in order to accommodate all of her equipment to carry out the range of treatments that she offers. All of this equipment cannot be accommodated within one room and a separate bathroom is also required.

Cont'd

Application No: 17/0184/COU Continued

10. It is correct to say that an Enforcement Notice has been served in respect of this use. It is also true that an appeal was made against that notice and was dismissed. However, the applicant only appealed on the ground that the development did not require planning consent and did not appeal on the ground that consent should be granted. In that event the Inspector did not consider whether the use was acceptable in planning terms, he only established that planning consent was required. The Enforcement Notice was subsequently complied with in that a reception area created within the dwelling was removed and operations were reduced.

11. The parking space to the rear of the garage, whilst part of this application, does not require planning consent as it is permitted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It is only for the Local Planning Authority to determine whether it is acceptable to serve as an additional parking space for this development and in this instance it is considered to be so.

Comments from Consultees: No objections raised.

Comments from public: These are addressed above.

Other material considerations: It is considered prudent, in line with other applications for mixed use development in residential areas, to grant any consent on a temporary basis to enable the Local Planning Authority to monitor the impacts of the use on the area and as such a suitably worded condition should be added to any consent granted.

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

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

Cont'd

Application No: 17/0184/COU Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The use hereby permitted shall be carried on only by the applicant and shall be for a limited period being the period of 12 months from the date of this permission, or the period during which the premises are occupied by the applicant whichever is the shorter.
REASON: The permission is granted in the light of the extenuating personal circumstances of the applicant and would allow the impacts of the use to be fully assessed.
- 03) The use hereby permitted shall not be open to customers outside the following times 09.30hrs to 17.00hrs Monday to Friday and 09.30hrs to 13.00 hrs on Saturdays with no use on Sundays or Bank Holidays.
REASON: In the interests of residential amenity.
- 04) The business use hereby approved shall be operated on an appointment only basis with a minimum period of 15 minutes between each appointment. A log shall be kept of the appointments made and this shall be provided to the Local Planning Authority within 7 days of any request.
REASON: In order for the Local Planning Authority to retain control over the future use of the property in the interests of residential amenity.

Advisory Note(s)

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

Please find attached information from the Council's Health and Safety Team.



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0306/FULL 18.04.2017	Seda UK Ltd Mr G Davies 1 Hawtin Park Gelli-haf Pontllanfraith Blackwood NP12 2EU	Construct new road junction, erect new gates, proposed loading bay extension, steel canopy and closed mesh boundary fence to site perimeter Seda UK Ltd 1 Hawtin Park Gelli-haf Pontllanfraith Blackwood

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated at the entrance to Hawtin Park Industrial estate on the eastern side of Gelli-haf Road.

Site description: The application site is a large detached industrial building set within extensive grounds. It encompasses a large building clad in profile sheeting with servicing and delivery areas to the rear and car and lorry parking areas to the front. The site also includes large grassed areas to the front, side and rear of the building with access to the south.

Development: This application seeks full planning consent for the erection of a small loading bay extension to the front of the building, the creation of a new entrance junction on the eastern boundary of the site and the erection of a new boundary fence to the boundary of the site.

The loading bay extension will be six new roller shutter doors beneath a canopy with a new hard surface for trailers to park on. The new vehicular access will allow deliveries and distribution to access the site separately from the staff access to the site which will continue to use the southern access into the site. The fence is intended to improve security at the property. The original scheme included for fencing to the boundary of the site down to Gelli-haf Road but this has now been amended such that the fence on the western side of the building will be sited at the top of the steep embankment there.

Cont'd

Application No: 17/0306/FULL Continued

Dimensions: The loading canopy measures 27m wide by 24m deep by 4m high. The fence will be 2m high.

Materials: To match the host building with the fence being a weldmesh steel fence.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

08/0811/COU - Erect dormer extension to front and rear - Granted 29.11.06.

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd

Application No: 17/0306/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, an advisory note should be attached to any consent granted.

CONSULTATION

Transportation Engineering Manager - No objection.

Countryside And Landscape Services - No objection.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection.

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations: 1. The fencing off of all of the site is unacceptable as this would affect the character of the adjacent conservation area.
2. There is a right of way passing through the site and this should be retained.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

Cont'd

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This application seeks minor alterations and improvements to an existing industrial and storage unit on an established industrial estate and as such the principle of the development is acceptable. The works would only improve the functioning of the site and would not have a detrimental impact on the amenity of the area. The new access would be acceptable from a highway safety perspective and sufficient parking would be retained for the use.

Comments from Consultees: No objections raised.

Comments from public: 1. The fence has now been amended such that it does not include the grassed embankment fronting onto Gelli-haf Road and it is considered that this adequately addresses the concerns of the objector.
2. There is no right of way through this site. There may be a desire line from the Coal Hole Public House to the estate, but this is not statutorily protected.

Other material considerations: None.

In conclusion the proposal is considered to be acceptable subject to conditions.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: A.01-rev1, A.02-rev1, A.03, A.04, R.1 and EX-OS A1.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont'd

Application No: 17/0306/FULL Continued

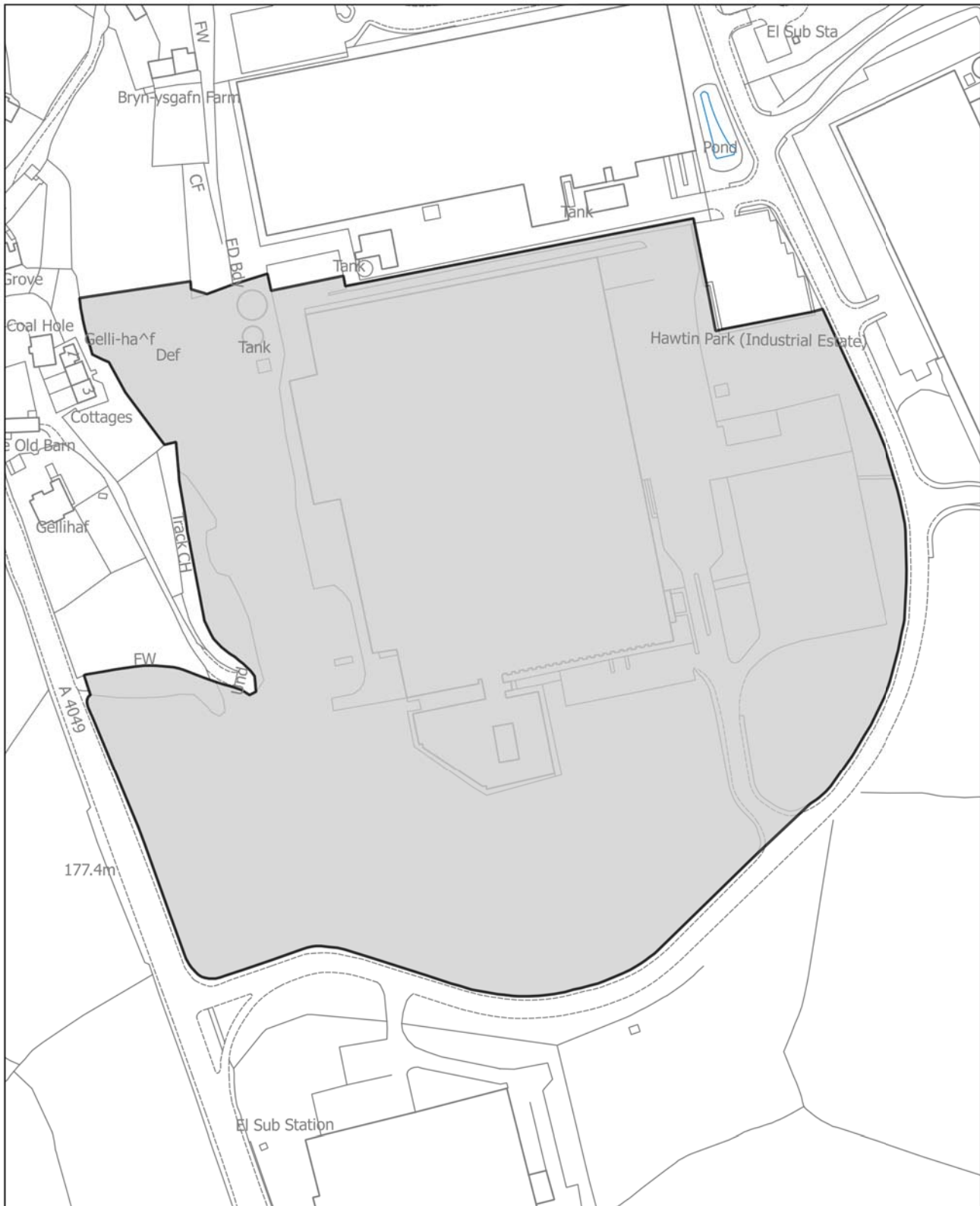
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Notwithstanding the submitted plans, no works shall commence on site until after full engineering details of the road layout with sections, street-lighting and surface water drainage etc have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 05) The area indicated for the parking of staff vehicles shall be maintained free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 06) The proposed means of access on both the existing and proposed junctions shall be laid out, constructed and maintained thereafter, with vision splays of 2.4m x 43m. No obstruction or planting when mature exceeding 0.9m in height above the adjacent footways shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 07) Any gates shall be located and fitted so as not to open out over the highway.
REASON: In the interests of highway safety.
- 08) The building shall not be occupied until the area indicated for the parking and turning of delivery vehicles has been laid out in accordance with the submitted plans to the satisfaction of the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking and turning of delivery vehicles.
REASON: To ensure that adequate staff parking, and parking and operational space for HGVs visiting the site is provided.
- 09) The proposed new parking area for HGVs shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc is not carried on to the public highway.
REASON: To ensure that adequate staff parking, and parking and operational space for HGVs visiting the site is provided.

Cont'd

Application No: 17/0306/FULL Continued

Advisory Note(s)

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



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0287/FULL 13.04.2017	CTIL & Vodafone Ltd C/o Clarke Telecom Ms D Perry Unit E Madison Place Manchester M40 5AG	Install a 17.5m monopole, supporting 3 no antenna, 2 no dishes, together with associated ground based equipment cabinets and ancillary development Land At Nine Mile Point Industrial Estate Cwmfelinfach Newport

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at Nine Mile Point, Cwmfelinfach.

Site description: Located at the edge of Nine Mile Point Industrial Estate.

Development: The application seeks planning permission to erect a 17.5 monopole, supporting 3 antennas and 2 transmission dishes, together with associated ground based cabinets and ancillary development.

Dimensions: The proposed mast measures 17.5 metres in height, the 2 transmission dishes measure 0.3 metres in diameter and are located 18.3 metres above the ground and the two supporting antennae measure 2.0 metres in height and are to be located 15.5 metres above the ground.

The proposed hardstanding for which the associated base cabinets are to be sited on measures 3.7 metres in width by 3.7 metres in depth and is enclosed by 2.1 metre high green palisade fencing.

Materials: Not Applicable.

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

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 17/0287/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is located within settlement limits.

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

NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016), TAN 12: Design (March 2016), TAN 19: Telecommunications (2002) and TAN 23: Economic Development (2014).

Chapter 12.11.1 of Planning Policy Wales states:

- "The Welsh Government recognises that widespread access to affordable, secure telecommunications infrastructure is important to citizens and businesses across Wales. It is important that the telecommunications infrastructure in Wales is able to meet this challenge, helping to build a thriving and prosperous Welsh economy"

Chapter 12.3.6 of Planning Policy Wales states:

- "Authorities should not question the need for the telecommunications system that the proposed development is to support, nor seek to prevent competition between different operators. The aim should be for the Authorities and operators to work together to find optimum solutions to development requirements..."

Chapter 12.13.8 of Planning Policy Wales states:

With regard to the health implications of proposed development, it is the Welsh Government's view that, if the development meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines as expressed in the EU Council Recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (as recommended by the report of the Independent Expert Group on Mobile Phones (the Stewart Report) on a precautionary basis), it should not be necessary for a Local Planning Authority in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. All new base stations are expected to meet the ICNIRP guidelines.

Cont'd

Application No: 17/0287/FULL Continued

Local Planning Authorities are encouraged to respond positively to telecommunications development proposals, while taking account of the advice on the protection of the environment. Authorities should not question the need for the telecommunications system that the proposed development is to support, nor seek to prevent competition between different operators. The aim should be for Local Planning Authorities and operators to work together to find optimum solutions to development requirements.

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 application site is located within an area where no coal mining report is required, however standing advice will be provided.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - This department has no adverse comments in respect of the above planning application, the most recent report in respect of health concerns related to mobile phone base stations produced by the Independent Expert group on Mobile Phones and released on 11/05/2000 concluded that:-

- "the balance of evidence to date suggests that exposure to RF radiation below NRPB and ICNIRP guidelines do not cause adverse health effects to the general population"

Joint Radio Company Limited - No objection.

Cadw - The proposed mast will not have any impact on the setting of scheduled monument Twyn-Yr-Oerfel Round Barrows MM070.

Senior Engineer (Land Drainage) - No objection subject to the applicant submitting a scheme for land and surface water drainage within the site.

Cont'd

Application No: 17/0287/FULL Continued

ADVERTISEMENT

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

Response: One letter of representation has been received from the local ward member.

Summary of observations: The following concerns have been raised:

1. There have been lots of reports into environmental microwave radiation from mobile phone masts. Some reports suggest sleep disruption, headaches, tiredness, behavioural changes in children, epilepsy, nosebleeds and skin complaints. There are other researching that are ongoing suggesting that there may be link with human cancers.

2. Would there be any disruption to wildlife? Bat population? What would be the impact of radio frequencies and microwaves on wildlife? Just a quick look into this has shown some studies have seen a negative effect on the reproduction output of insects and birds in the vicinity of mobile phone masts. This could potentially have a large effect on wildlife and our neighbourhood?

3. Why have the developer chosen Nile mile point, and more importantly its specific location on the industrial site? Why does CCBC planning department support this structure, and in this specific location - why not at the end of the factory out of the way of people's sight lines?

4. What other sites have they looked at and the rational for turning them down?

5. Why have CCBC and the developer not considered placing it on the mountain where there is a signal mast, above Ynysddu Hywel?

6. Considering there are many mobile phone companies, eventually will they all want to place a mobile phone base in the valley, sharing resources is good for business (keeps costs low) and saves the environment.

7. Is it really needed?

Cont'd

Application No: 17/0287/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?
There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Council's Ecologist has confirmed that there are no ecological issues with the application site.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The reason for the proposed works is to allow Telefonica UK and Vodafone Limited to pool their communications infrastructure, maximise opportunities to consolidate the number of base stations and significantly reduce the environmental impact of network development.

The proposed mast and ancillary development are considered to be acceptable from a design perspective and there would be no detrimental impact on the amenity of neighbouring land uses. The application is accompanied with a declaration of conformity with ICNIRP public Exposure Guidelines and the health effects of the masts have been considered by Public Health and Protection. No objection has been raised on the basis of current guidance, as such the proposed works are considered to be acceptable in planning terms.

Comments from consultees: No objections have been raised.

Comments from public: The following concerns have been raised:

1. There have been lots of reports into environmental microwave radiation from mobile phone masts. Some reports suggest sleep disruption, headaches, tiredness, behavioural changes in children, epilepsy, nosebleeds and skin complaints. There are other researching that are ongoing suggesting that there may be link with human cancers.

Cont'd

Application No: 17/0287/FULL Continued

The scheme complies with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidance on exposure to radio waves, therefore the proposed mast will be acceptable in terms of its impact on health.

2. Would there be any disruption to wildlife? Bat population? What would be the impact of radio frequencies and microwaves on wildlife? Just a quick look into this has shown some studies have seen a negative effect on the reproduction output of insects and birds in the vicinity of mobile phone masts. This could potentially have a large effect on wildlife and our neighbourhood?

The Council's Ecologist has raised no objection to the proposal.

3. Why have the developer chosen Nile mile point, and more importantly it's specific location on the industrial site? Why does CCBC planning department support this structure, and in this specific location - why not at the end of the factory out of the way of people's sight lines? The siting of a radio base station is largely dependent on the characteristics of the radio signals which they transmit.

The Local Planning Authority is not able to comment on behalf of the developer and can only consider whether the proposal in the location applied is acceptable in planning terms.

4. What other sites have they looked at and the rational for turning them down?

The Local Planning Authority is not able to comment on behalf of the developer.

5. Why have CCBC and the developer not considered placing it on the mountain where there is a signal mast, above Ynysddu Hywel?

The Local Planning Authority can only consider the details submitted as part of the application and not alternative locations.

6. Considering there are many mobile phone companies, eventually will they all want to place a mobile phone base in the valley, sharing resources is good for business (keeps costs low) and saves the environment.

The developer (Telefonica UK and Vodafone Limited) are sharing their communications infrastructure to maximise opportunities to consolidate the number of base stations and significantly reduce the environmental impact of network development.

Cont'd

7. Is it really needed?

Telecommunication operators endeavour to upgrade apparatus on existing buildings, structures and masts, where possible. However, in spite of these efforts, there are likely to be instances where there is a need to install additional base stations to provide contiguous service. It is important to note that mobile and wireless devices can only work where there is a network of base stations, without such base stations, there will be no facility to use such devices.

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

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Dwg Rev A. Site Location Plan received on 29.03.2017.
Dwg Rev A. Proposed Site Plan received on 29.03.2017.
Dwg Rev B. Proposed Site Elevation received on 29.03.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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

Cont'd

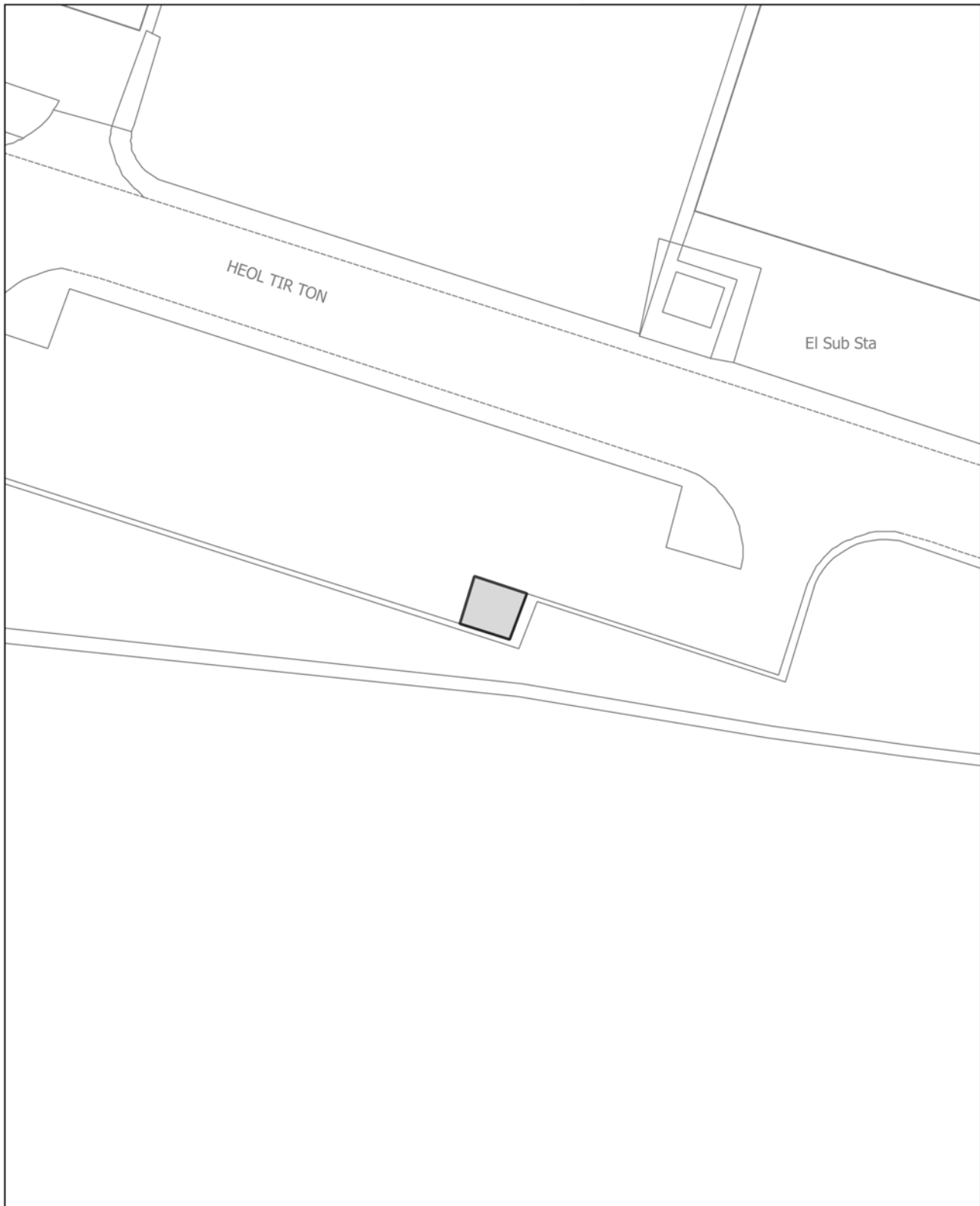
Application No: 17/0287/FULL Continued

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0015/FULL 24.04.2017	Mr & Mrs T Brewer Brewers Lodge Gordon Road Blackwood NP12 1DS	Erect extension to side of property to form restaurant and function room Brewers Lodge Gordon Road Blackwood NP12 1DS

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application premises are located on Gordon Road, Blackwood.

Site description: Detached two-storey public house set within its own grounds.

Development: Planning permission is sought to erect a single storey extension to the side of the premises to provide an enlarged restaurant and function room.

Dimensions: The proposed extension measures 11.7 metres at its widest and 26.5 metres in length.

Materials: Rendered concrete block work, concrete roof tiles and upvc triple glazing.

Ancillary development, e.g. parking: Eight additional parking spaces are proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

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

NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016) and TAN 12: Design (March 2016).

Cont'd

Application No: 17/0015/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 applicant has submitted a coal mining risk assessment and the Coal Authority raises no objection subject to the imposition of a condition prior to commencement that the developer shall carry out an investigation of the underground strata in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence.

CONSULTATION

Glam/Gwent Archaeological Trust - No objection subject to the developer undertaking a watching brief for the duration of any excavational work.

Senior Arboricultural Officer (Trees) - There should not be any immediate impact on trees at the application site, but there are protected ash trees at the adjacent property of Cherry Orchard. The protected maple and the protected group of ash trees are both downhill of a large embankment. Phytotoxic runoff from cement for example might cause significant damage to trees and roots.

Transportation Engineering Manager - No objection.

Senior Engineer (Land Drainage) - No objection.

The Coal Authority - The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient, therefore no objection is raised subject to the imposition of conditions should planning permission be granted.

Head Of Public Protection - No objection subject to works being undertaken in accordance with the specification details provided and a condition restricting the openable glazing units to be closed when regulated entertainment takes place.

ADVERTISEMENT

Extent of advertisement: A site notice was displayed near the application site and twenty four neighbours were notified by letter.

Cont'd

Application No: 17/0015/FULL Continued

Response: Four letters of representation were received.

Summary of observations: The following objections were raised:

- The proposed development abuts the boundary wall of the property known as 'Cherry Orchard.'
- The noise generated by the function room will have a detrimental impact on health and wellbeing.
- Concerned how the rooflights and flat roof design can be satisfactorily soundproofed.
- Concerned that the flat roof extension will be used for domestic garden purposes at first floor level of the host building.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable and will be charged at a rate of £25 per square metre of additional floor space.

ANALYSIS

Policies: The application has been considered in accordance with national guidance and local plan policy. The main issues in the determination of this application is whether the proposed design of the extension is acceptable and whether the extension will have a detrimental effect on the amenity of the neighbouring residents.

In terms of the design it is considered that the proposed extension is subservient and integrates well with the host building and will generate a positive contribution to the appearance of the application site.

Cont'd

Application No: 17/0015/FULL Continued

It is noted that the footprint of the extension adjoins the boundary of the neighbouring properties, however given that the nearest dwellings are between 10 and 20 metres away from the proposed extension, there will be no opportunity to give rise to overlooking into the neighbouring properties. As such it has been concluded that the proposed extension would not result in any significant harm to the occupiers of the neighbouring properties subject to the imposition of conditions regarding noise to ensure that any disturbance to the neighbouring properties is restricted.

In conclusion the proposed extension is acceptable in planning terms and accords with policies CW2 and CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: The council's tree officer has concerns over the protected ash trees at the neighbouring property and the trees at the lower embankment of the application site. Given the distance away from the proposed footprint of the extension is approximately 17 metres away from the protected trees, it is not considered reasonable to request an Arboricultural Method Statement and Tree Protection Plan.

Comments from public: The following objections were raised:

- The proposed development abuts the boundary wall of the property known as 'Cherry Orchard' - It is noted that the extension abuts the neighbouring boundary at the rear of the extension, however it is approximately 20 metres away from Cherry Orchard and 10 metres away from Four Winds.
- The noise generated by the function room will have a detrimental impact on health and wellbeing - Any statutory nuisance generated as a result of the development will be dealt with in accordance with Part III of the Environmental Protection Act 1990.
- Concerned how the rooflights and flat roof design can be satisfactorily sound-proofed - No objection has been raised by the Head of Public Protection regarding the design of the proposed extension.
- Concerned that the flat roof extension will be used for domestic garden purposes at first floor level of the host building - A condition will be imposed to the planning consent to ensure that roof is only used as a means of fire escape.

Cont'd

Application No: 17/0015/FULL Continued

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No 4 Proposed Elevations received on 09.01.2017.
Drawing No 5 Proposed Floor Plan received on 09.01.2017.
Drawing No 6 Proposed Elevations received on 09.01.2017.
Drawing No 7 Proposed Elevations received on 24.01.2017.
Drawing No 9 Parking Layout received on 07.03.2017.
Window Specifications received on 10.05.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) No development or site clearance shall commence until the Local Planning Authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.
REASON: To identify and record any features of archaeological interest discovered during the works.

Cont'd

Application No: 17/0015/FULL Continued

- 04) The construction of the single storey extension hereby approved shall be carried out in accordance with that stipulated within the 'specification of works' document in order to achieve the appropriate acoustic attenuation within the structural envelope of the building.
REASON: In the interests of nearby residential amenity.
- 05) The glazing units installed shall meet the specification of "10mm/16mm argon/9.1mm Pilkington Optiphon" range (or equivalent) stipulated within the technical data provided and are capable of achieving a sound reduction value of (Rw) 45dB (both fixed and openable).
REASON: In the interests of nearby residential amenity.
- 06) All openable glazing units on the front elevation of the property shall be closed to achieve maximum sound reduction when any "Regulated Entertainment"(as defined in the Licensing Act 2003) takes place.
REASON: In the interests of nearby residential amenity.
- 07) The roof of the extension hereby approved shall only be used for a means of fire escape only and for no other purpose in connection with premises whatsoever.
REASON: To control the use of the building in the interests of residential amenity.
- 08) Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.
REASON: In the interests of health and safety.

Advisory Note(s)

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

Cont'd

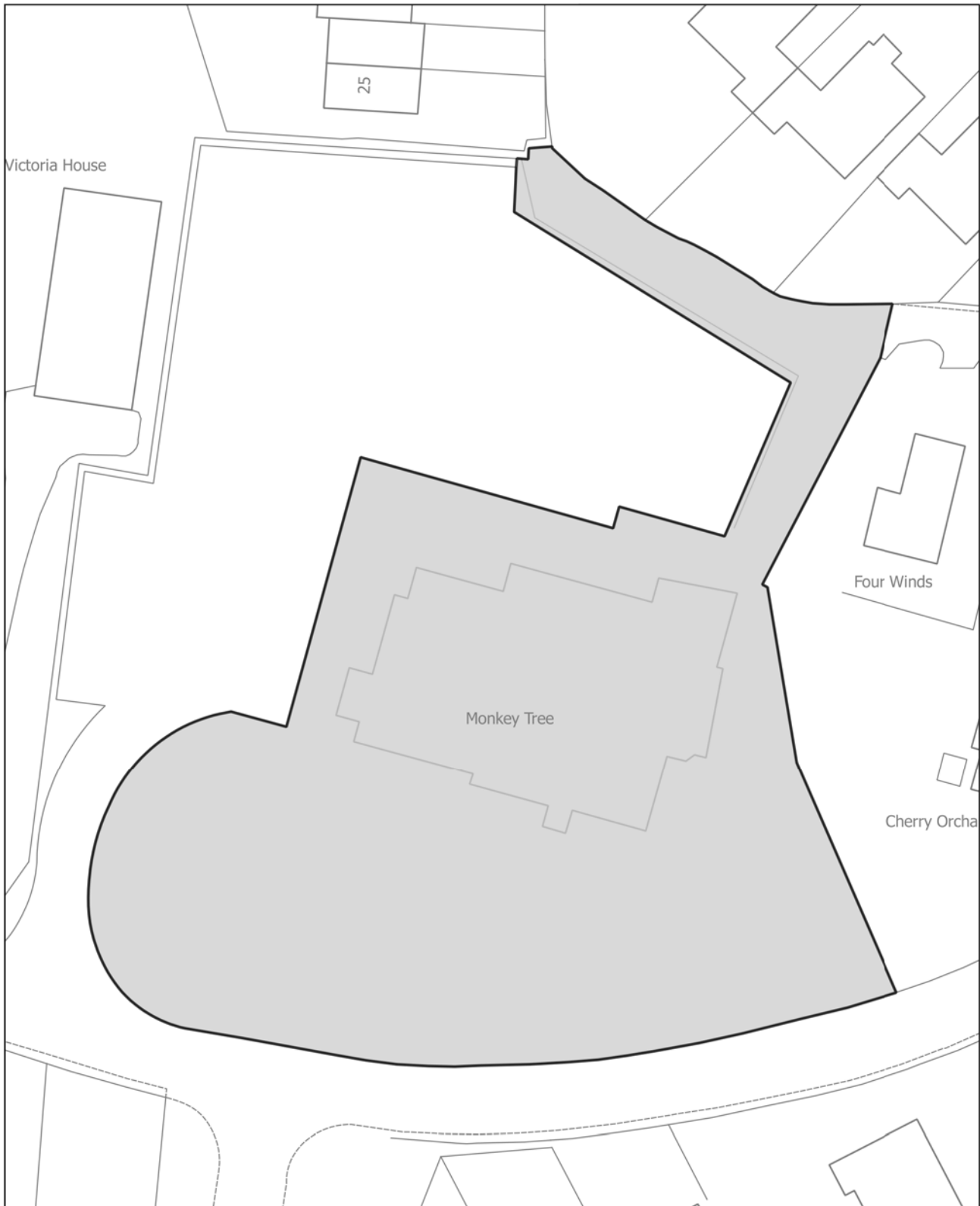
Application No: 17/0015/FULL Continued

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

Please find attached the comments of Glamorgan-Gwent Archeological Trust that are brought to the applicant's attention:

The archaeological work must be undertaken to the Chartered Institute for Archaeologists (CIfA), "Standard and Guidance for an Archaeological Watching Brief" (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.



Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0930/OUT 24.04.2017	Ms L Cochrane GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect residential development for 9 No. 4-bedroom detached dwellings with Suds pond & external recreation space (Phase 1) Land Opposite Highcrest Garage James Street Markham Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land situated along the south-western boundary of Markham, on land opposite Highcrest Garage.

Site description: Relatively flat agricultural land.

Development: Nine dwellings are proposed as part of a scheme for a total of thirty six dwellings. The dwellings are shown around a 'T' shaped internal estate road, with private drives located at either end. An indicative access point is shown along the eastern boundary of the site, opposite the existing health centre.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):
Width: 7.0 - 12.0 metres;
Length: 7.5 - 10.5 metres;
Height: 9.0 - 12.0 metres.

Materials: To be agreed at reserved matters stage.

Ancillary development, e.g. parking: Off-street parking is shown serving each dwelling.

PLANNING HISTORY 2005 TO PRESENT

16/0616/OUT - Erect residential development for 31 no. 4 bedroom detached dwellings & 5 no. 3 bedroom detached dwellings with associated community building, ecology pond & external recreation space - Not yet determined.

Cont'd

Application No: 16/0930/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW15 (General Locational Constraints) and advice contained within the council's adopted supplementary planning guidance LDP 5 (Car Parking Standards), LDP6 (Building Better Places to Live) and LDP 7 (Householder Developments).

NATIONAL POLICY Planning Policy Wales and TAN 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Strategic & Development Plans - Comments that whilst the site is located outside of the defined settlement boundary, the proposal represents a logical extension of the existing settlement. This position is strengthened by the Council's current lack of a 5-year housing land supply.

Head Of Public Protection - No objection subject to a condition requiring gas monitoring be undertaken prior to commencement of the development given the proximity of the site in relation to a former landfill.

CCBC Housing Enabling Officer - Requests 25% affordable housing provision. However as the application is located within the lower viability Heads of the Valley Regeneration Area, it is not considered viable to request the provision of affordable units.

Senior Engineer (Land Drainage) - No objection subject to condition and advice.

Cont'd

Application No: 16/0930/OUT Continued

Head Of Public Services - Provides advice regarding kerbside collection of refuse.

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - Provides advice to the developer.

Wales & West Utilities - Provides advice to the developer.

Parks And Open Spaces - Requests provision of play facilities in accordance with Policy CW10 of the LDP.

Countryside And Landscape Services - No objection subject to ecological conditions.

The Coal Authority - Raises no objection.

ADVERTISEMENT

Extent of advertisement: 19 neighbours were consulted and a site notice was displayed near the application.

Response: 3 objection letters were received.

Summary of observations: - Highway safety concerns.

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? A phase 1 habitat survey was carried out and recommendations were made in relation to japanese knotweed eradication, reptile clearance mitigation scheme, bird breeding season clearance works, and protection of trees along the boundary of the site due to potential for bat roosts. These matters will be covered by way of appropriate condition.

Cont'd

Application No: 16/0930/OUT Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As the application site is located in the Lower Viability Zone no CIL will be payable as and when the reserved matters application is submitted.

ANALYSIS

Policies: This is an outline application with all matters reserved for the erection of 9 (36 total) houses on the south-western edge of Markham, on land opposite Highcrest Garage. The application has been considered in accordance with national and local planning policy, and in conjunction with the three other applications on the adjoining land, 16/0931/OUT, 16/0932/OUT and 16/0933/OUT, all of which each proposes 9 dwellings.

The main issues considered to be relevant to the determination of this planning application are the relationship of the application site to the existing settlement boundary, its compatibility with surrounding land uses, and highway safety.

The application site is located outside of the defined settlement boundary, that bounds the site along its north-eastern. Therefore the site is currently classed as open countryside, and therefore the development is contrary to Policy SP5 of the Local Development Plan (LDP).

Policy SP5 (Settlement Boundaries) states:-

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

Technical Advice Note (TAN) 1 relates to Joint Land Availability Studies which are required in order to monitor the provision of market and affordable housing. Under TAN 1 Local Planning Authorities have a duty to ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing.

Cont'd

Application No: 16/0930/OUT Continued

Paragraph 5.1 of TAN1 states:

- "The results of the Joint Housing Land Availabilities Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5 year requirement, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land."

The Council's housing land supply, as agreed in the latest Joint Housing Land Availability Schedule is only 1.5 years, compared with the requirement in Planning Policy Wales and TAN 1 to maintain a 5 year supply. The housing land supply is a material consideration in planning applications and the deficit in Caerphilly County Borough Council's housing land supply and remedying this shortfall should be considered a high priority in the determining suitable planning application, such as this one. For these reasons, although the 9 (36 total) proposed dwellings are located outside of the defined settlement boundary, the lack of a 5 year housing land supply is a material planning consideration, and adds considerable weight in support of the proposed development.

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 over-development of the site and/or its surroundings;
 - C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
 - 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."

The proposed development is bounded along its eastern boundary by a garage, health centre and residential properties, and the development of the site will not have an unacceptable impact on the amenity of these surrounding residential developments. Furthermore, the site benefits from several trees along its western and southern boundaries.

Cont'd

Application No: 16/0930/OUT Continued

A condition will be attached to the permission requiring these boundaries be planted up to reinforce this natural boundary and soften the appearance of the development in the landscape when viewed from the west and south. The proposed development is of a reasonable density given its edge of settlement location, and therefore it is not considered that the development represents an over-development of the site.

CW3 (Design Considerations - Highways) states:-

- "A. The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B. The proposal ensures that new access roads within development proposals are designed to a standard that:
 - i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve
- C. Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008;
- D. Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity."

The Transportation Engineering Manager is satisfied with the proposed access to the development site, and road network within the development, and raises no objection subject to conditions.

CW10 (Leisure and Open Space Provision) states:-

- "All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:
 - A. Well-designed useable open space as an integral part of the development; and
 - B. Appropriate formal children's play facilities either on or off site and
 - C. Adequate outdoor sport provision either on or off site,
 - D. To meet the needs of the residents of the proposed development."

Cont'd

Application No: 16/0930/OUT Continued

Areas of open space are shown on the submitted plans (primarily within the area identified as Phase 1), but as the layout of the development is a reserved matter, a condition will be attached to the planning permission requiring details of a local area of equipped play be provided as part of any reserved matters application, in accordance with Policy CW10.

Comments from Consultees: The Transportation Engineering Manager raises no objection subject to conditions relating to highway safety and parking provision.

The Head of Public Protection raises no objection subject to a condition requiring gas monitoring be undertaken prior to the commencement of works given the proximity of the site to a nearby landfill.

Based on the submitted Phase 1 habitat survey, the Council's Ecologist requests further survey in relation to potential bat roosts and reptiles onsite. It is considered that these matters can adequately be controlled by way of appropriate condition.

The Strategic Development Plans team consider that the fact that the site lies outside the settlement boundary and that the proposal contravenes Policy CW15 of the LDP needs to be balanced against the County Borough's lack of a five-year housing land supply. The location of the site immediately adjacent to the developed edge of the existing settlement and the notion that this proximity, as well as its scale, would constitute a logical extension of the settlement weighs in its favour. Furthermore, it is considered that the proposed application, along with the other three applications on the adjoining land, would provide 36 houses that would contribute significantly to increasing the supply of housing in the Heads of the Valleys area.

Comments from public: The Transportation Engineering Manager raises no objection to the proposal subject to conditions. Therefore it is not considered that the development will have a detrimental impact on highway safety subject to relevant conditions.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

Application No: 16/0930/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Prior to the commencement of the development, appropriate gas monitoring must be undertaken in accordance with CIRIA C665. A scheme of any such gas protection measures that are required must be submitted to and approved in writing by the Local Planning Authority prior to construction of the dwellings hereby approved. Any such mitigation measures must be installed, in accordance with the approved design measures and validated prior to occupation of any of the approved dwellings.
REASON: In the interests of public health.

Cont'd

- 07) No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.
- (a) Risk assessment of potentially damaging construction activities.
 - (b) Identification of "biodiversity protection zones".
 - (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - (d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - (e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - (f) Responsible persons and lines of communication.
 - (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - (h) Use of protective fences, exclusion barriers and warning sign.
- All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.
REASON: In the interests of protecting the biodiversity of the environment.
- 08) The site shall be served by the vehicular access identified on drawing number 160211/AR/PL/501 P1 received 16.12.2016. There shall be no other vehicular or pedestrian access to the highway along the eastern side of the site.
REASON: In the interests of highway safety.
- 09) The site boundary fronting James Street shall be set back and a 2.0m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing by the Local Planning Authority and completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety.
- 10) James Street shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence and completed in materials as approved by the Local Planning Authority before the development is brought into beneficial use. The improvement shall be in the form of the installation of a ' Village Gateway' style feature located at a suitable location on James Street to assist reducing traffic speeds when entering the village.
REASON: In the interests of highway safety.

Cont'd

Application No: 16/0930/OUT Continued

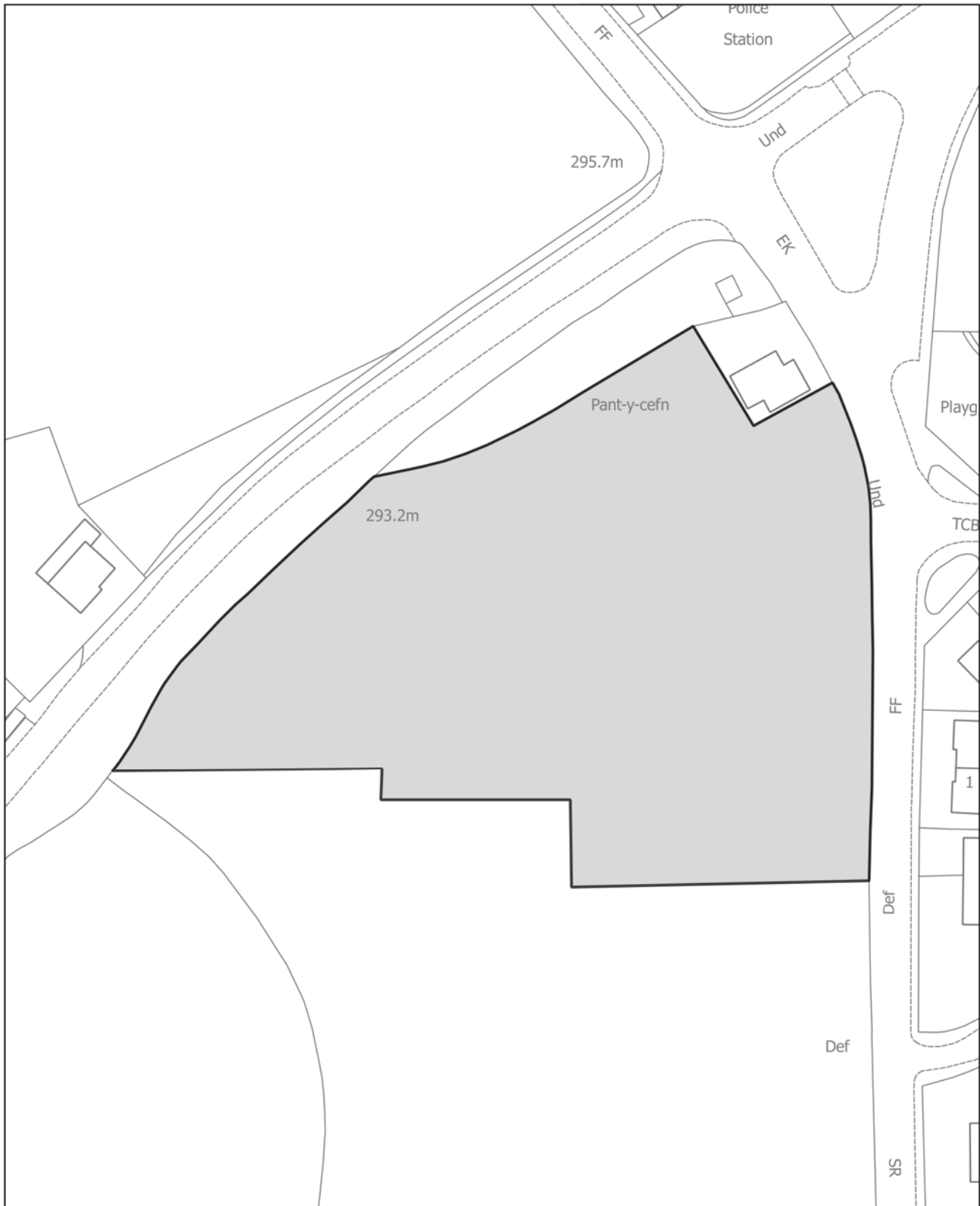
- 11) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 70 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.

- 12) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 31.10.2016;
Drawing Number 160211/AR/PL/501, Revision P02, General Arrangement Site Layout Plan (Amended) as Proposed, received 31.05.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 13) The details submitted in respect to Condition 01) shall provide for open spaces and play areas to include the provision of a Locally Equipped Area of Play (LEAP). These details shall be submitted and agreed in writing with the Local Planning Authority and thereafter implemented prior to the occupation of any dwellings that adjoin or overlook those areas of formal play.
REASON: To ensure that the site is provided for in respect to formal play provision.

Advisory Note(s)

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



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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0931/OUT 24.04.2017	Ms L Cochrane GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect new residential development for 9 no. 4-bedroom detached dwellings (Phase 2) Land Opposite Highcrest Garage James Street Markham Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land situated along the south-western boundary of Markham, on land opposite Highcrest Garage.

Site description: Relatively flat agricultural land.

Development: Nine dwellings are proposed as part of a scheme for a total of thirty six dwellings. The dwellings are shown around a 'T' shaped internal estate road, with private drives located at either end. An indicative access point is shown along the eastern boundary of the site, opposite the existing health centre.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):
Width: 7.0 - 12.0 metres;
Length: 7.5 - 10.5 metres;
Height: 9.0 - 12.0 metres.

Materials: To be agreed at reserved matters stage.

Ancillary development, e.g. parking: Off-street parking is shown serving each dwelling.

PLANNING HISTORY 2005 TO PRESENT

16/0616/OUT - Erect residential development for 31 no. 4 bedroom detached dwellings & 5 no. 3 bedroom detached dwellings with associated community building, ecology pond & external recreation space - Not yet determined.

Cont'd

Application No: 16/0931/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW15 (General Locational Constraints) and advice contained within the council's adopted supplementary planning guidance LDP 5 (Car Parking Standards), LDP6 (Building Better Places to Live) and LDP 7 (Householder Developments).

NATIONAL POLICY Planning Policy Wales and TAN 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Strategic & Development Plans - Comments that whilst the site is located outside of the defined settlement boundary, the proposal represents a logical extension of the existing settlement. This position is strengthened by the Council's current lack of a 5-year housing land supply.

Head Of Public Protection - No objection subject to a condition requiring gas monitoring be undertaken prior to commencement of the development given the proximity of the site in relation to a former landfill.

CCBC Housing Enabling Officer - Requests 25% affordable housing provision. However as the application is located within the lower viability Heads of the Valley Regeneration Area, it is not considered viable to request the provision of affordable units.

Senior Engineer (Land Drainage) - No objection subject to condition and advice.

Cont'd

Application No: 16/0931/OUT Continued

Head Of Public Services - Provides advice regarding kerbside collection of refuse.

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - Provides advice to the developer.

Wales & West Utilities - Provides advice to the developer.

Parks And Open Spaces - Requests provision of play facilities in accordance with Policy CW10 of the LDP.

Countryside And Landscape Services - No objection subject to ecological conditions.

The Coal Authority - No objection based on submitted coal mining risk assessment subject to condition.

ADVERTISEMENT

Extent of advertisement: 18 neighbours were consulted and a site notice was displayed near the application.

Response: 3 objection letters were received.

Summary of observations: - Highway safety concerns.

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? A phase 1 habitat survey was carried out and recommendations were made in relation to japanese knotweed eradication, reptile clearance mitigation scheme, bird breeding season clearance works, and protection of trees along the boundary of the site due to potential for bat roosts. These matters will be covered by way of appropriate condition.

Cont'd

Application No: 16/0931/OUT Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As the application site is located in the Lower Viability Zone no CIL will be payable as and when the reserved matters application is submitted.

ANALYSIS

Policies: This is an outline application with all matters reserved for the erection of 9 (36 total) houses on the south-western edge of Markham, on land opposite Highcrest Garage. The application has been considered in accordance with national and local planning policy, and in conjunction with the three other applications on the adjoining land, 16/0930/OUT, 16/0932/OUT and 16/0933/OUT, all of which each proposes 9 dwellings.

The main issues considered to be relevant to the determination of this planning application are the relationship of the application site to the existing settlement boundary, its compatibility with surrounding land uses, and highway safety.

The application site is located outside of the defined settlement boundary, that bounds the site along its north-eastern. Therefore the site is currently classed as open countryside, and therefore the development is contrary to Policy SP5 of the Local Development Plan (LDP).

Policy SP5 (Settlement Boundaries) states:-

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

Technical Advice Note (TAN) 1 relates to Joint Land Availability Studies which are required in order to monitor the provision of market and affordable housing. Under TAN 1 Local Planning Authorities have a duty to ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing.

Cont'd

Application No: 16/0931/OUT Continued

Paragraph 5.1 of TAN1 states:

- "The results of the Joint Housing Land Availabilities Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5 year requirement, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land."

The Council's housing land supply, as agreed in the latest Joint Housing Land Availability Schedule is only 1.5 years, compared with the requirement in Planning Policy Wales and TAN 1 to maintain a 5 year supply. The housing land supply is a material consideration in planning applications and the deficit in Caerphilly County Borough Council's housing land supply and remedying this shortfall should be considered a high priority in the determining suitable planning application, such as this one. For these reasons, although the 9 (36 total) proposed dwellings are located outside of the defined settlement boundary, the lack of a 5 year housing land supply is a material planning consideration, and adds considerable weight in support of the proposed development.

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 over-development of the site and/or its surroundings;
 - C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
 - 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."

The proposed development is bounded along its eastern boundary by a garage, health centre and residential properties, and the development of the site will not have an unacceptable impact on the amenity of these surrounding residential developments. Furthermore, the site benefits from several trees along its western and southern boundaries.

Cont'd

Application No: 16/0931/OUT Continued

A condition will be attached to the permission requiring these boundaries be planted up to reinforce this natural boundary and soften the appearance of the development in the landscape when viewed from the west and south. The proposed development is of a reasonable density given its edge of settlement location, and therefore it is not considered that the development represents an over-development of the site.

CW3 (Design Considerations - Highways) states:-

- "A. The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B. The proposal ensures that new access roads within development proposals are designed to a standard that:
 - i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve
- C. Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008;
- D. Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity."

The Transportation Engineering Manager is satisfied with the proposed access to the development site, and road network within the development, and raises no objection subject to conditions.

CW10 (Leisure and Open Space Provision) states:-

- "All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:
 - Well-designed useable open space as an integral part of the development; and
 - Appropriate formal children's play facilities either on or off site and
 - Adequate outdoor sport provision either on or off site,
 - To meet the needs of the residents of the proposed development."

Areas of open space are shown on the submitted plans (primarily within the area identified as Phase 1), but as the layout of the development is a reserved matter, a condition will be attached to the planning permission requiring details of a local area of equipped play be provided as part of any reserved matters application, in accordance with Policy CW10.

Cont'd

Application No: 16/0931/OUT Continued

Comments from Consultees: The Transportation Engineering Manager raises no objection subject to conditions relating to highway safety and parking provision.

The Head of Public Protection raises no objection subject to a condition requiring gas monitoring be undertaken prior to the commencement of works given the proximity of the site to a nearby landfill.

Based on the submitted Phase 1 habitat survey, the Council's Ecologist requests further survey in relation to potential bat roosts and reptiles onsite. It is considered that these matters can adequately be controlled by way of appropriate condition.

The Strategic Development Plans team consider that the fact that the site lies outside the settlement boundary and that the proposal contravenes Policy CW15 of the LDP needs to be balanced against the County Borough's lack of a five-year housing land supply. The location of the site immediately adjacent to the developed edge of the existing settlement and the notion that this proximity, as well as its scale, would constitute a logical extension of the settlement weighs in its favour. Furthermore, it is considered that the proposed application, along with the other three applications on the adjoining land, would provide 36 houses that would contribute significantly to increasing the supply of housing in the Heads of the Valleys area.

Comments from public: The Transportation Engineering Manager raises no objection to the proposal subject to conditions. Therefore it is not considered that the development will have a detrimental impact on highway safety subject to relevant conditions.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

Application No: 16/0931/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Prior to the commencement of the development, appropriate gas monitoring must be undertaken in accordance with CIRIA C665. A scheme of any such gas protection measures that are required must be submitted to and approved in writing by the Local Planning Authority prior to construction of the dwellings hereby approved. Any such mitigation measures must be installed, in accordance with the approved design measures and validated prior to occupation of any of the approved dwellings.
REASON: In the interests of public health.

Cont'd

- 07) No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.
- (a) Risk assessment of potentially damaging construction activities.
 - (b) Identification of "biodiversity protection zones".
 - (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - (d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - (e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - (f) Responsible persons and lines of communication.
 - (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - (h) Use of protective fences, exclusion barriers and warning sign.
- All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.
REASON: In the interests of protecting the biodiversity of the environment.
- 08) The site shall be served by the vehicular access identified on drawing number 160211/AR/PL/501 P1 received 16.12.2016. There shall be no other vehicular or pedestrian access to the highway along the eastern side of the site.
REASON: In the interests of highway safety.
- 09) The site boundary fronting James Street shall be set back and a 2.0m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing by the Local Planning Authority and completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety.
- 10) James Street shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence and completed in materials as approved by the Local Planning Authority before the development is brought into beneficial use. The improvement shall be in the form of the installation of a ' Village Gateway' style feature located at a suitable location on James Street to assist reducing traffic speeds when entering the village.
REASON: In the interests of highway safety.

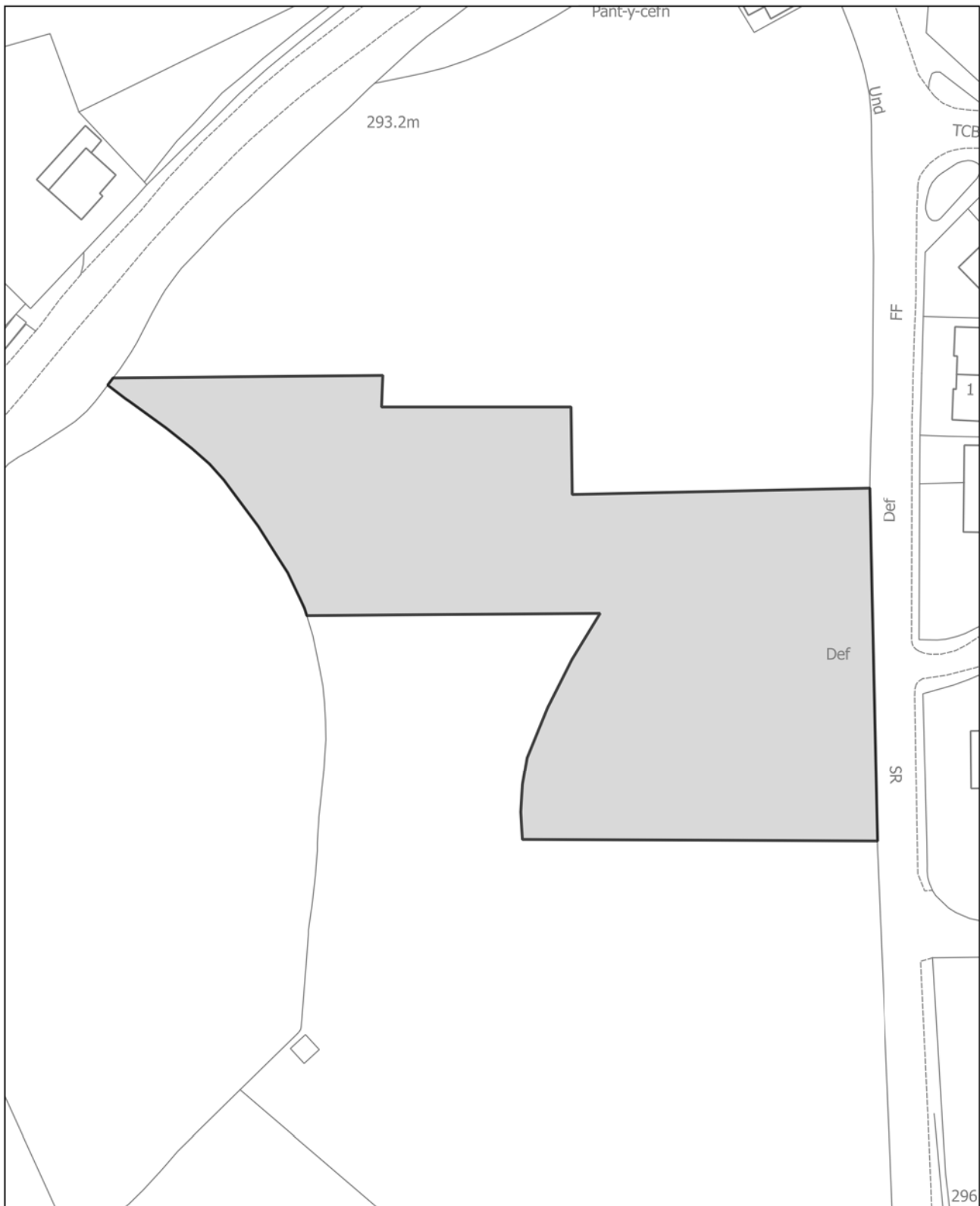
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Application No: 16/0931/OUT Continued

- 11) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 70 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 12) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 31.10.2016;
Drawing Number 160211/AR/PL/501, Revision P02, General Arrangement Site Layout Plan (Amended) as Proposed, received 31.05.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 13) The details submitted in respect to Condition 01) shall provide for open spaces and play areas to include the provision of a Locally Equipped Area of Play (LEAP). These details shall be submitted and agreed in writing with the Local Planning Authority and thereafter implemented prior to the occupation of any dwellings that adjoin or overlook those areas of formal play.
REASON: To ensure that the site is provided for in respect to formal play provision.
- 14) Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.
REASON: In the interests of health and safety.

Advisory Note(s)

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



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Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0932/OUT 24.04.2017	Ms L Cochrane GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect residential development for 9 No. 4-bedroom detached dwellings (Phase 3) Land Opposite Highcrest Garage James Street Markham Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land situated along the south-western boundary of Markham, opposite Highcrest Garage.

Site description: Relatively flat agricultural land.

Development: Nine dwellings are proposed as part of a scheme for a total of thirty six dwellings. The dwellings are shown around a 'T' shaped internal estate road, with private drives located at either end. An indicative access points is shown along the eastern boundary of the site, opposite the existing health centre.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):
Width: 7.0 - 12.0 metres;
Length: 7.5 - 10.5 metres;
Height: 9.0 - 12.0 metres.

Materials: To be agreed at reserved matters stage.

Ancillary development, e.g. parking: Off-street parking is shown serving each dwelling.

PLANNING HISTORY 2005 TO PRESENT

16/0616/OUT - Erect residential development for 31 no. 4 bedroom detached dwellings & 5 no. 3 bedroom detached dwellings with associated community building, ecology pond & external recreation space - Not yet determined.

Cont'd

Application No: 16/0932/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW15 (General Locational Constraints) and advice contained within the council's adopted supplementary planning guidance LDP 5 (Car Parking Standards), LDP6 (Building Better Places to Live) and LDP 7 (Householder Developments).

NATIONAL POLICY Planning Policy Wales and TAN 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Strategic & Development Plans - Comments that whilst the site is located outside of the defined settlement boundary, the proposal represents a logical extension of the existing settlement. This position is strengthened by the Council's current lack of a 5-year housing land supply.

Head Of Public Protection - No objection subject to a condition requiring gas monitoring be undertaken prior to commencement of the development given the proximity of the site in relation to a former landfill.

CCBC Housing Enabling Officer - Requests 25% affordable housing provision. However as the application is located within the lower viability Heads of the Valley Regeneration Area, it is not considered viable to request the provision of affordable units.

Senior Engineer (Land Drainage) - No objection subject to condition and advice.

Cont'd

Application No: 16/0932/OUT Continued

Head Of Public Services - Provides advice regarding kerbside collection of refuse.

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - Provides advice to the developer.

Wales & West Utilities - Provides advice to the developer.

Parks And Open Spaces - Requests provision of play facilities in accordance with Policy CW10 of the LDP.

Countryside And Landscape Services - No objection subject to ecological conditions.

The Coal Authority - Raises no objection based on submitted coal risk assessment subject to condition.

ADVERTISEMENT

Extent of advertisement: 17 neighbours were consulted and a site notice was displayed near the application.

Response: 3 objection letters were received.

Summary of observations: - Highway safety concerns.

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? A phase 1 habitat survey was carried out and recommendations were made in relation to japanese knotweed eradication, reptile clearance mitigation scheme, bird breeding season clearance works, and protection of trees along the boundary of the site due to potential for bat roosts. These matters will be covered by way of appropriate condition.

Cont'd

Application No: 16/0932/OUT Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As the application site is located in the Lower Viability Zone no CIL will be payable as and when the reserved matters application is submitted.

ANALYSIS

Policies: This is an outline application with all matters reserved for the erection of 9 (36 total) houses on the south-western edge of Markham, on land opposite Highcrest Garage. The application has been considered in accordance with national and local planning policy, and in conjunction with the three other applications on the adjoining land, 16/0930/OUT, 16/0931/OUT and 16/0933/OUT, all of which each proposes 9 dwellings.

The main issues considered to be relevant to the determination of this planning application are the relationship of the application site to the existing settlement boundary, its compatibility with surrounding land uses, and highway safety.

The application site is located outside of the defined settlement boundary, that bounds the site along its north-eastern. Therefore the site is currently classed as open countryside, and therefore the development is contrary to Policy SP5 of the Local Development Plan (LDP).

Policy SP5 (Settlement Boundaries) states:-

- "The Plan defines settlement boundaries in order to:
 - A Define the area within which development would normally be allowed, taking into account material planning considerations;
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Technical Advice Note (TAN) 1 relates to Joint Land Availability Studies which are required in order to monitor the provision of market and affordable housing. Under TAN 1 Local Planning Authorities have a duty to ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing.

Cont'd

Application No: 16/0932/OUT Continued

Paragraph 5.1 of TAN1 states:

- "The results of the Joint Housing Land Availabilities Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5 year requirement, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land."

The Council's housing land supply, as agreed in the latest Joint Housing Land Availability Schedule is only 1.5 years, compared with the requirement in Planning Policy Wales and TAN 1 to maintain a 5 year supply. The housing land supply is a material consideration in planning applications and the deficit in Caerphilly County Borough Council's housing land supply and remedying this shortfall should be considered a high priority in the determining suitable planning application, such as this one. For these reasons, although the 9 (36 total) proposed dwellings are located outside of the defined settlement boundary, the lack of a 5 year housing land supply is a material planning consideration, and adds considerable weight in support of the proposed development.

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 over-development of the site and/or its surroundings;
 - C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
 - 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."

The proposed development is bounded along its eastern boundary by a garage, health centre and residential properties, and the development of the site will not have an unacceptable impact on the amenity of these surrounding residential developments. Furthermore, the site benefits from several trees along its western and southern boundaries.

Cont'd

Application No: 16/0932/OUT Continued

A condition will be attached to the permission requiring these boundaries be planted up to reinforce this natural boundary and soften the appearance of the development in the landscape when viewed from the west and south. The proposed development is of a reasonable density given its edge of settlement location, and therefore it is not considered that the development represents an over-development of the site.

CW3 (Design Considerations - Highways) states:-

- "A. The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B. The proposal ensures that new access roads within development proposals are designed to a standard that:
 - i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve
- C. Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008;
- D. Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity."

The Transportation Engineering Manager is satisfied with the proposed access to the development site, and road network within the development, and raises no objection subject to conditions.

CW10 (Leisure and Open Space Provision) states:-

- "All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:
 - Well-designed useable open space as an integral part of the development; and
 - Appropriate formal children's play facilities either on or off site and
 - Adequate outdoor sport provision either on or off site,
 - To meet the needs of the residents of the proposed development."

Areas of open space are shown on the submitted plans (primarily within the area identified as Phase 1), but as the layout of the development is a reserved matter, a condition will be attached to the planning permission requiring details of a local area of equipped play be provided as part of any reserved matters application, in accordance with Policy CW10.

Cont'd

Application No: 16/0932/OUT Continued

Comments from Consultees: The Transportation Engineering Manager raises no objection subject to conditions relating to highway safety and parking provision.

The Head of Public Protection raises no objection subject to a condition requiring gas monitoring be undertaken prior to the commencement of works given the proximity of the site to a nearby landfill.

Based on the submitted Phase 1 habitat survey, the Council's Ecologist requests further survey in relation to potential bat roosts and reptiles onsite. It is considered that these matters can adequately be controlled by way of appropriate condition.

The Strategic Development Plans team consider that the fact that the site lies outside the settlement boundary and that the proposal contravenes Policy CW15 of the LDP needs to be balanced against the County Borough's lack of a five-year housing land supply. The location of the site immediately adjacent to the developed edge of the existing settlement and the notion that this proximity, as well as its scale, would constitute a logical extension of the settlement weighs in its favour. Furthermore, it is considered that the proposed application, along with the other three applications on the adjoining land, would provide 36 houses that would contribute significantly to increasing the supply of housing in the Heads of the Valleys area.

Comments from public: The Transportation Engineering Manager raises no objection to the proposal subject to conditions. Therefore it is not considered that the development will have a detrimental impact on highway safety subject to relevant conditions.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

Application No: 16/0932/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Prior to the commencement of the development, appropriate gas monitoring must be undertaken in accordance with CIRIA C665. A scheme of any such gas protection measures that are required must be submitted to and approved in writing by the Local Planning Authority prior to construction of the dwellings hereby approved. Any such mitigation measures must be installed, in accordance with the approved design measures and validated prior to occupation of any of the approved dwellings.
REASON: In the interests of public health.

Cont'd

- 07) No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.
- (a) Risk assessment of potentially damaging construction activities.
 - (b) Identification of "biodiversity protection zones".
 - (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - (d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - (e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - (f) Responsible persons and lines of communication.
 - (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - (h) Use of protective fences, exclusion barriers and warning sign.
- All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.
REASON: In the interests of protecting the biodiversity of the environment.
- 08) The site shall be served by the vehicular access identified on drawing number 160211/AR/PL/501 P1 received 16.12.2016. There shall be no other vehicular or pedestrian access to the highway along the eastern side of the site.
REASON: In the interests of highway safety.
- 09) The site boundary fronting James Street shall be set back and a 2.0m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing by the Local Planning Authority and completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety.
- 10) James Street shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence and completed in materials as approved by the Local Planning Authority before the development is brought into beneficial use. The improvement shall be in the form of the installation of a ' Village Gateway' style feature located at a suitable location on James Street to assist reducing traffic speeds when entering the village.
REASON: In the interests of highway safety.

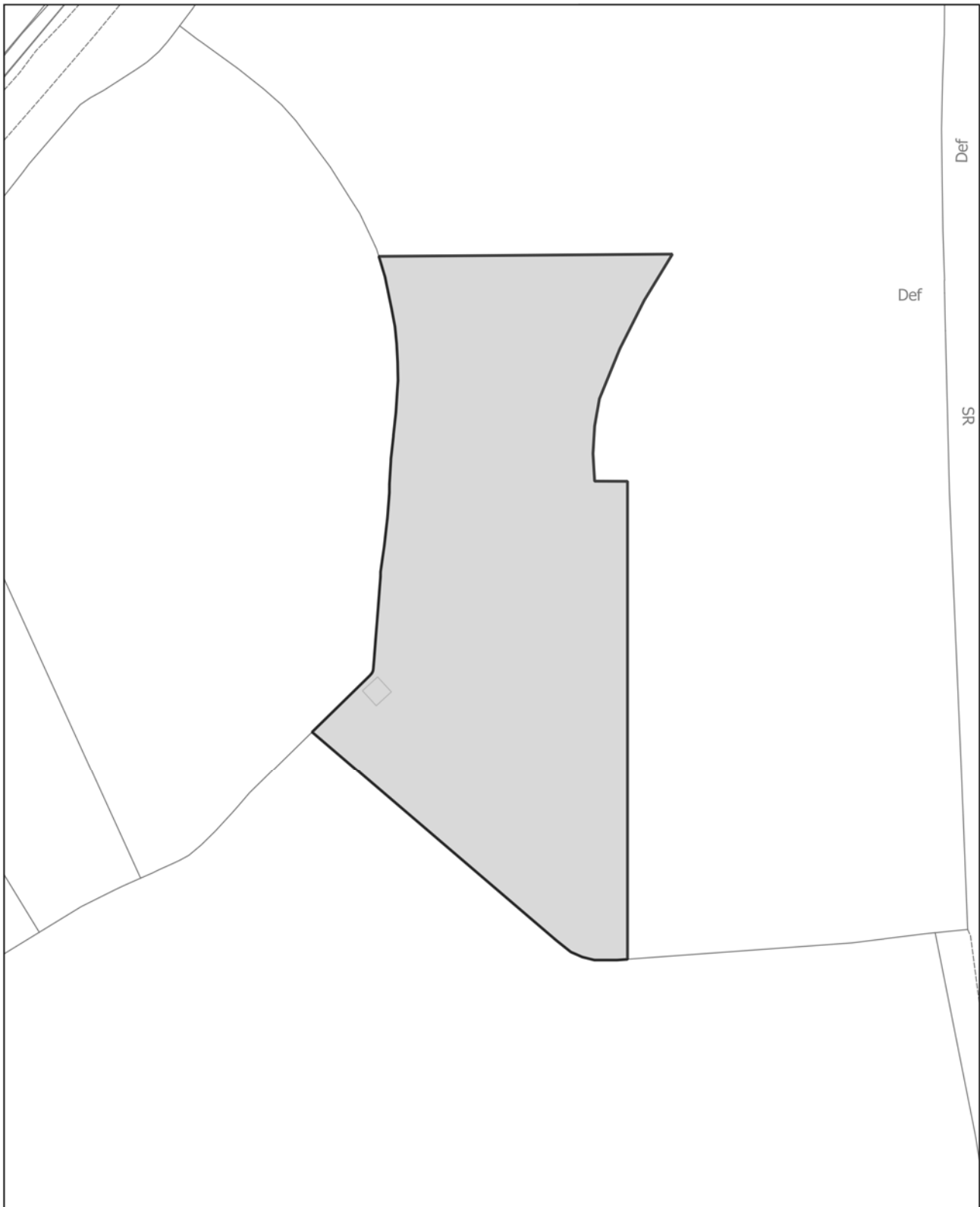
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Application No: 16/0932/OUT Continued

- 11) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 70 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 12) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 31.10.2016;
Drawing Number 160211/AR/PL/501, Revision P02, General Arrangement Site Layout Plan (Amended) as Proposed, received 31.05.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 13) The details submitted in respect to Condition 01) shall provide for open spaces and play areas to include the provision of a Locally Equipped Area of Play (LEAP). These details shall be submitted and agreed in writing with the Local Planning Authority and thereafter implemented prior to the occupation of any dwellings that adjoin or overlook those areas of formal play.
REASON: To ensure that the site is provided for in respect to formal play provision.
- 14) Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.
REASON: In the interests of health and safety.

Advisory Note(s)

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



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Agenda Item 13

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0933/OUT 24.04.2017	Ms L Cochrane GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect residential development for 9 No. 4-bedroom detached dwellings (Phase 4) Land Opposite Highcrest Garage James Street Markham Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land situated along the south-western boundary of Markham, opposite Highcrest Garage.

Site description: Relatively flat agricultural land.

Development: Nine dwellings are proposed as part of a scheme for a total of thirty six dwellings. The dwellings are shown around a 'T' shaped internal estate road, with private drives located at either end. An indicative access point is shown along the eastern boundary of the site, opposite the existing health centre.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):
Width: 7.0 - 12.0 metres;
Length: 7.5 - 10.5 metres;
Height: 9.0 - 12.0 metres.

Materials: To be agreed at reserved matters stage.

Ancillary development, e.g. parking: Off-street parking is shown serving each dwelling.

PLANNING HISTORY 2005 TO PRESENT

16/0616/OUT - Erect residential development for 31 no. 4 bedroom detached dwellings & 5 no. 3 bedroom detached dwellings with associated community building, ecology pond & external recreation space - Not yet determined.

Cont'd

Application No: 16/0933/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW15 (General Locational Constraints) and advice contained within the council's adopted supplementary planning guidance LDP 5 (Car Parking Standards), LDP6 (Building Better Places to Live) and LDP 7 (Householder Developments).

NATIONAL POLICY Planning Policy Wales and TAN 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Strategic & Development Plans - Comments that whilst the site is located outside of the defined settlement boundary, the proposal represents a logical extension of the existing settlement. This position is strengthened by the Council's current lack of a 5-year housing land supply.

Head Of Public Protection - No objection subject to a condition requiring gas monitoring be undertaken prior to commencement of the development given the proximity of the site in relation to a former landfill.

CCBC Housing Enabling Officer - Requests 25% affordable housing provision. However as the application is located within the lower viability Heads of the Valley Regeneration Area, it is not considered viable to request the provision of affordable units.

Senior Engineer (Land Drainage) - No objection subject to condition and advice.

Cont'd

Application No: 16/0933/OUT Continued

Head Of Public Services - Provides advice regarding kerbside collection of refuse.

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - Provides advice to the developer.

Wales & West Utilities - Provides advice to the developer.

Parks And Open Spaces - Requests provision of play facilities in accordance with Policy CW10 of the LDP.

Countryside And Landscape Services - No objection subject to ecological conditions.

The Coal Authority - Raises no objection based on the submitted Coal Mining Risk Assessment subject to condition.

ADVERTISEMENT

Extent of advertisement: 17 neighbours were consulted and a site notice was displayed near the application.

Response: 3 objection letters were received.

Summary of observations: - Highway safety concerns.

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? A phase 1 habitat survey was carried out and recommendations were made in relation to japanese knotweed eradication, reptile clearance mitigation scheme, bird breeding season clearance works, and protection of trees along the boundary of the site due to potential for bat roosts. These matters will be covered by way of appropriate condition.

Cont'd

Application No: 16/0933/OUT Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As the application site is located in the Lower Viability Zone no CIL will be payable as and when the reserved matters application is submitted.

ANALYSIS

Policies: This is an outline application with all matters reserved for the erection of 9 (36 total) houses on the south-western edge of Markham, on land opposite Highcrest Garage. The application has been considered in accordance with national and local planning policy, and in conjunction with the three other applications on the adjoining land, 16/0930/OUT, 16/0931/OUT and 16/0932/OUT, all of which each proposes 9 dwellings.

The main issues considered to be relevant to the determination of this planning application are the relationship of the application site to the existing settlement boundary, its compatibility with surrounding land uses, and highway safety.

The application site is located outside of the defined settlement boundary, that bounds the site along its north-eastern. Therefore the site is currently classed as open countryside, and therefore the development is contrary to Policy SP5 of the Local Development Plan (LDP).

Policy SP5 (Settlement Boundaries) states:-

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

Technical Advice Note (TAN) 1 relates to Joint Land Availability Studies which are required in order to monitor the provision of market and affordable housing. Under TAN 1 Local Planning Authorities have a duty to ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing.

Cont'd

Application No: 16/0933/OUT Continued

Paragraph 5.1 of TAN1 states:

- "The results of the Joint Housing Land Availabilities Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5 year requirement, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land."

The Council's housing land supply, as agreed in the latest Joint Housing Land Availability Schedule is only 1.5 years, compared with the requirement in Planning Policy Wales and TAN 1 to maintain a 5 year supply. The housing land supply is a material consideration in planning applications and the deficit in Caerphilly County Borough Council's housing land supply and remedying this shortfall should be considered a high priority in the determining suitable planning application, such as this one. For these reasons, although the 9 (36 total) proposed dwellings are located outside of the defined settlement boundary, the lack of a 5 year housing land supply is a material planning consideration, and adds considerable weight in support of the proposed development.

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 over-development of the site and/or its surroundings;
 - C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
 - 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."

The proposed development is bounded along its eastern boundary by a garage, health centre and residential properties, and the development of the site will not have an unacceptable impact on the amenity of these surrounding residential developments. Furthermore, the site benefits from several trees along its western and southern boundaries.

Cont'd

Application No: 16/0933/OUT Continued

A condition will be attached to the permission requiring these boundaries be planted up to reinforce this natural boundary and soften the appearance of the development in the landscape when viewed from the west and south. The proposed development is of a reasonable density given its edge of settlement location, and therefore it is not considered that the development represents an over-development of the site.

CW3 (Design Considerations - Highways) states:-

- "A. The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B. The proposal ensures that new access roads within development proposals are designed to a standard that:
 - i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve
- C. Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008;
- D. Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity."

The Transportation Engineering Manager is satisfied with the proposed access to the development site, and road network within the development, and raises no objection subject to conditions.

CW10 (Leisure and Open Space Provision) states:-

- "All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:
 - Well-designed useable open space as an integral part of the development; and
 - Appropriate formal children's play facilities either on or off site and
 - Adequate outdoor sport provision either on or off site,
 - To meet the needs of the residents of the proposed development."

Areas of open space are shown on the submitted plans (primarily within the area identified as Phase 1), but as the layout of the development is a reserved matter, a condition will be attached to the planning permission requiring details of a local area of equipped play be provided as part of any reserved matters application, in accordance with Policy CW10.

Cont'd

Application No: 16/0933/OUT Continued

Comments from Consultees: The Transportation Engineering Manager raises no objection subject to conditions relating to highway safety and parking provision.

The Head of Public Protection raises no objection subject to a condition requiring gas monitoring be undertaken prior to the commencement of works given the proximity of the site to a nearby landfill.

Based on the submitted Phase 1 habitat survey, the Council's Ecologist requests further survey in relation to potential bat roosts and reptiles onsite. It is considered that these matters can adequately be controlled by way of appropriate condition.

The Strategic Development Plans team consider that the fact that the site lies outside the settlement boundary and that the proposal contravenes Policy CW15 of the LDP needs to be balanced against the County Borough's lack of a five-year housing land supply. The location of the site immediately adjacent to the developed edge of the existing settlement and the notion that this proximity, as well as its scale, would constitute a logical extension of the settlement weighs in its favour. Furthermore, it is considered that the proposed application, along with the other three applications on the adjoining land, would provide 36 houses that would contribute significantly to increasing the supply of housing in the Heads of the Valleys area.

Comments from public: The Transportation Engineering Manager raises no objection to the proposal subject to conditions. Therefore it is not considered that the development will have a detrimental impact on highway safety subject to relevant conditions.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

Application No: 16/0933/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Prior to the commencement of the development, appropriate gas monitoring must be undertaken in accordance with CIRIA C665. A scheme of any such gas protection measures that are required must be submitted to and approved in writing by the Local Planning Authority prior to construction of the dwellings hereby approved. Any such mitigation measures must be installed, in accordance with the approved design measures and validated prior to occupation of any of the approved dwellings.
REASON: In the interests of public health.

Cont'd

- 07) No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.
- (a) Risk assessment of potentially damaging construction activities.
 - (b) Identification of "biodiversity protection zones".
 - (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - (d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - (e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - (f) Responsible persons and lines of communication.
 - (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - (h) Use of protective fences, exclusion barriers and warning sign.
- All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.
REASON: In the interests of protecting the biodiversity of the environment.
- 08) The site shall be served by the vehicular access identified on drawing number 160211/AR/PL/501 P1 received 16.12.2016. There shall be no other vehicular or pedestrian access to the highway that runs along the eastern side of the site.
REASON: In the interests of highway safety.
- 09) The site boundary fronting James Street shall be set back and a 2.0m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing by the Local Planning Authority and completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety.
- 10) James Street shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence and completed in materials as approved by the Local Planning Authority before the development is brought into beneficial use. The improvement shall be in the form of the installation of a 'Village Gateway' style feature located at a suitable location on James Street to assist reducing traffic speeds when entering the village.
REASON: In the interests of highway safety.

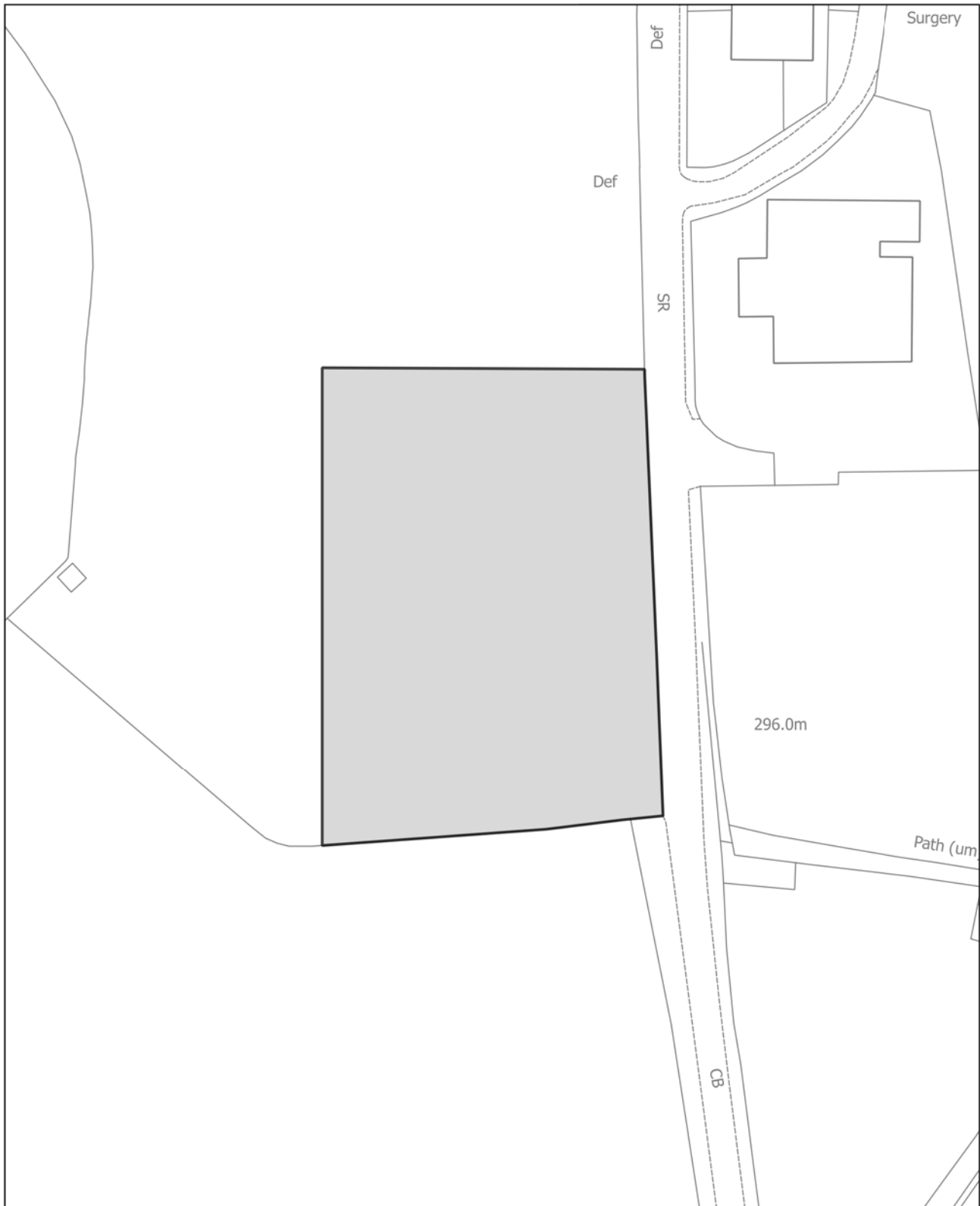
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Application No: 16/0933/OUT Continued

- 11) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 70 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 12) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 31.10.2016;
Drawing Number 160211/AR/PL/501, Revision P02, General Arrangement Site Layout Plan (Amended) as Proposed, received 31.05.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 13) The details submitted in respect to Condition 01) shall provide for open spaces and play areas to include the provision of a Locally Equipped Area of Play (LEAP). These details shall be submitted and agreed in writing with the Local Planning Authority and thereafter implemented prior to the occupation of any dwellings that adjoin or overlook those areas of formal play.
REASON: To ensure that the site is provided for in respect to formal play provision.
- 14) Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.
REASON: In the interests of health and safety.

Advisory Note(s)

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



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Agenda Item 14

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0165/FULL 07.03.2017	T G Howell And Sons Limited Clifton Street Rogerstone Risca Newport NP10 9YU	Erect office extension to front and woodburning boiler system flues T G Howell And Sons Limited Clifton Street Rogerstone Risca Newport NP10 9YU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on land adjacent to Clifton Street, Risca.

Site description: Sawmill and associated buildings.

Development: Retention of new office building and 3 flues serving woodburning boiler system.

Dimensions: The office building measures 14.1 metres in width, 4.2 metres in depth, with a height of 4.0 metres to ridge level.
Each of the 3 flues measures approximately 6.8 metres in height.

Materials: Office building: Horizontal timber cladding walls, profiled metal sheet roof (green colour), and white upvc windows and doors.
Flues: Metal.

Ancillary development, e.g. parking: Formalisation and creation of additional parking areas. 21 car parking spaces in total, including 2 disabled bays.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 17/0165/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP6 (Place Making, CW2 (Amenity), CW3 (Design Considerations - Highways) and CW15 (General Locational Constraints).

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

Countryside And Landscape Services - Requests a condition to secure breeding bird provision on the office building in the interests of biodiversity enhancement in the area.

Rights Of Way Officer - Provide advice to the developer regarding a public right of way that crosses the site.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Provide advice to the developer regarding land drainage.

Transportation Engineering Manager - No objection subject to a condition requiring the parking area be formalised onsite within 3 months of the date of permission being granted.

Dwr Cymru - Provide advice to the developer regarding a public sewer that crosses the application site.

Cont'd

Application No: 17/0165/FULL Continued

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations: Concerns that proposed office would over look rear of neighbouring properties, and concern that the wood burning system could have a detrimental impact on the air quality of the surrounding area.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? 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. A condition will be attached to the permission in the interests of biodiversity, i.e. breeding bird provision.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application proposes to retain a timber clad office building and three flues to serve a wood burning boiler room. The development has been considered in accordance with local and national policy.

Policy CW2, which relates to amenity, states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy as the office building will have little impact on the amenity of neighbouring properties. Furthermore, the office use is compatible with the adjacent sawmill operation it will serve as well as the adjacent residential properties. It is not considered that the development represents over-development of the site as appropriate levels of parking can be provided, as well as operational space for the existing sawmill business.

Cont'd

Application No: 17/0165/FULL Continued

Policy CW3 relates to Highway Safety. The Transportation Engineering Manager raises no objection to the proposed development subject to a condition to formalise the car parking to serve the sawmill business. This will be controlled by way of condition.

In terms of the three wood burning boiler flues, these are considered acceptable in terms of their location, overall height and design. It is not considered that they will detract from the visual or residential amenity of the surrounding area.

Comments from Consultees: No objections subject to conditions and advice.

Comments from public: As the office building is situated to the side of No. 8 Clifton Street, a condition will be attached to the permission requiring the glazing in the two doors serving the office that face No. 8 to be obscurely glazed.

In terms of possible air pollution from the wood burning boiler stacks, any pollution aspects of the stacks is covered by an Environmental Permit.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The areas indicated for the parking of vehicles shall be laid out in accordance with the submitted plans within 3 calendar months from the date of this consent, and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Cont'd

Application No: 17/0165/FULL Continued

- 02) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, house martin or Swift) on the new office extension at T G Howells and Sons Limited, Rogerstone, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new office extension hereby approved is first occupied.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

- 03) The doors facing no: 8 Clifton Street shall be glazed with obscure glass at all times.

REASON: In the interest of residential amenity.

Advisory Note(s)

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

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



Agenda Item 15

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0201/RM 13.03.2017	How Refreshing Property Development Ltd Mr A Callen C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in regard to planning consent 13/0870/OUT to construct four two bed dwellings (terraced type) Land Adjacent To 135 Jubilee Road Elliot's Town New Tredegar

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located at the eastern end of Jubilee Road, Elliotstown, New Tredegar.

Site description: Vacant parcel of land within the Settlement Boundary.

Development: This is an application for approval of reserved matters in respect of access, appearance, landscaping, layout and scale, following the grant of outline approval in respect of the erection of a four terraced dwellings with associated ground and access works, planning approval reference 13/0870/OUT.

Dimensions: The proposed dwellings each measure 5.9 metres in width, 9.6 metres in depth, with a height of 8.0 metres to ridge level when viewed from Jubilee Road, and 11.3 metres to ridge level when viewed from the rear lane.

Materials: Roof: Artificial blue/black slate with blue clay ridges;
External Walls: Rendered front facade, brickwork side and rear elevations;
Windows/doors: Grey powder coated.
Rainwater goods: Grey upvc.

Ancillary development, e.g. parking: Raised decking area to rear of all four properties. Each area of decking measures 5.9 metres in width, 4.0 metres in depth, with a deck height of 2.9 metres above ground level.

Cont'd

Application No: 17/0201/RM Continued

PLANNING HISTORY 2005 TO PRESENT

13/0870/OUT - Construct four, two-bedroom dwellings (terraced type) - Granted 19.03.14.

16/0952/FULL - Construct six dwellings - Refused 03.01.17.

17/0202/NCC - Vary condition 6 of planning consent 13/0870/OUT (Construct four, two-bedroom dwellings (terraced type) to extend the period of time for the submission of reserved matters - Not Yet Determined.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within settlement boundaries.

Policies: SP1 (Development in the Heads of the Valleys Regeneration Area), SP6 (Place Making), SP21 (Parking Standards), CW2 (Amenity), CW3 (Design considerations - highways), CW5 (Protection of the Water Environment), CW15 (General locational constraints), and advice contained within supplementary planning guidance contained in LDP5 - Parking standards, LDP6 - building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, TAN 12 - Design, TAN 18 - Transport,

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? Not an issue in respect of this planning application.

Cont'd

Application No: 17/0201/RM Continued

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to condition.

Dwr Cymru - Makes no comments.

ADVERTISEMENT

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

Response: One letter of objection was received signed by three properties.

Summary of observations: Concerns were raised about the following matters:

- Highway safety;
- Traffic generation;
- Adequacy of parking;
- Visual amenity;
- Loss of privacy for the adjacent neighbours;
- Loss of recreation space;
- Loss of light.

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? The application site is located in the lower CIL viability zone and therefore no CIL charge is payable in this instance.

Cont'd

ANALYSIS

Policies: This application seeks reserved matters permission for the access, landscaping, siting, design and external appearance of four dwellings located on land at the eastern end of Jubilee Road, Elliotstown, which has the benefit of outline planning permission (13/0870/OUT). The principle of the development is therefore acceptable.

Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy for the following reasons:-

- i) proposals must have no unacceptable impact on the amenity of adjacent properties or land - The proposed development has been designed to ensure that it does not have an unacceptable overbearing or overshadowing impact on the properties that adjoin the application site to the north or east. The rear elevations of the proposed dwellings align with the properties to the north, and therefore there will be no detrimental impact on the amenity of these properties. In terms of the properties to the east, which are located 9-10 metres away, it is noted that the ridge levels of the proposed dwellings is some 2 metres below the properties opposite. It is considered that this will ensure the development does not result in an unacceptable overbearing or overshadowing impact.
- the proposed raised balconies have the potential to result in a loss of privacy to the existing properties to the north. However, a condition will be attached to the permission requiring boundary treatment to be agreed and implemented prior to the occupation of the dwellings to ensure there is no unacceptable impact on privacy.
- ii) proposals would not result in the over-development of the site - The application site is located at the end of a terraced street, and therefore it is not considered that the proposal represents over-development as adequate space is provided within the curtilage of the proposed dwellings to facilitate off-street parking and an area of private amenity space.
- iii) the proposed use is compatible with surrounding land uses - The site is bounded to the north and east by existing residential properties and therefore the proposal is compatible with surrounding land uses. Furthermore, the principle of residential development has already been established by way of the grant of outline planning permission for the site.

Cont'd

Application No: 17/0201/RM Continued

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

In light of the above, the proposed development is considered acceptable subject to conditions.

Comments from Consultees: No objection subject to conditions.

Comments from public:

- Highway safety - Outline planning has been granted of the site for four dwellings on the basis that it is not considered that the development of four dwellings is detrimental to highway safety.
- Traffic generation - Outline planning has been granted of the site for four dwellings on the basis that it is not considered that the development of four dwellings is detrimental to highway safety.
- Adequacy of parking - Parking has been provided in accordance with the adopted car parking guidelines, i.e. 2 spaces per 2-bedroom dwelling proposed.
- Visual amenity - For the reasons outlined above, it is not considered that the four dwellings would detract from the visual amenity of the area given their design and fenestration.
- Loss of privacy for the adjacent neighbours - The relationship between the existing and proposed dwellings is replicated all the way along Jubilee Road, and throughout the borough, i.e. terraces facing each other.
- Loss of recreation space - The application site is privately owned and therefore cannot be considered as recreation space.
- Loss of light - The ridge level of the proposed dwellings is approximately 2 metres lower than the ridge levels of the properties opposite. Given the orientation of the properties, it is considered that the development may result in limited loss of light to the properties opposite only during mid-afternoon hours during the winter months. Such a limited impact is not considered to warrant a refusal of planning permission.

Other material considerations: None.

Cont;d

Application No: 17/0201/RM Continued

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the occupation of any of the dwellings hereby approved.
REASON: In the interests of the visual amenities of the area.
- 04) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.

Cont'd

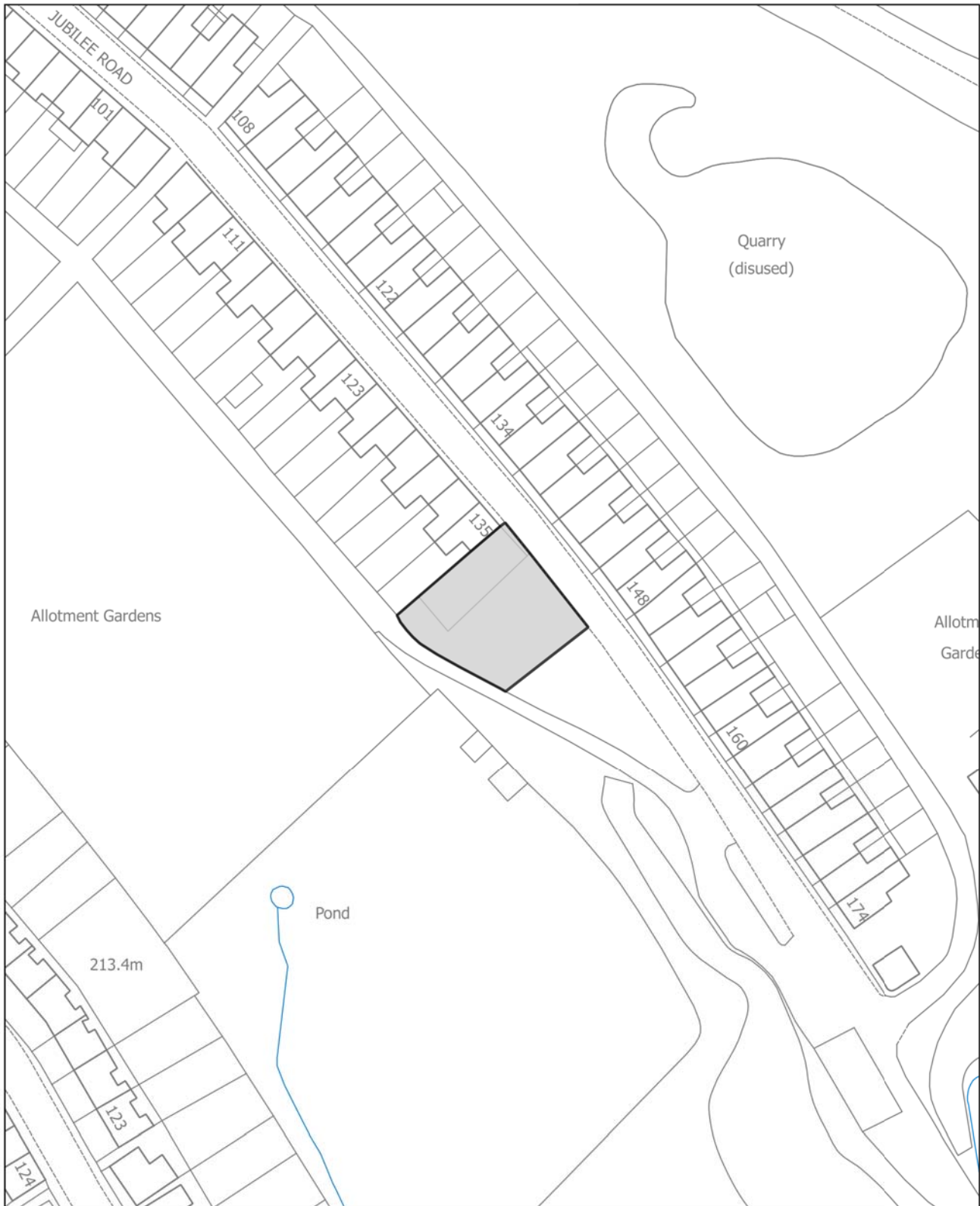
Application No: 17/0201/RM Continued

- 05) Notwithstanding the submitted plans, prior to the commencement of any work relating to the widening of the rear lane in accordance with Condition 9 of planning permission 13/0870/OUT, full engineering details and structural calculations for the proposed retaining works, 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 works 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) Notwithstanding the submitted plans, no works whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning Authority which provide 2 off-street parking spaces per dwelling, the dimensions of which are compliant with LDP5 Car Parking Standards. 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: In the interests of highway safety.
- 07) Rainwater run-off shall not discharge into the highway surface-water drainage system.
REASON: In the interests of highway safety.

Advisory Note(s)

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

Please find attached the comments of The Senior Engineer (Land Drainage) that are brought to the applicant's attention.



Agenda Item 16

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0202/NCC 16.03.2017	How Refreshing Property Development Ltd Mr A Callen C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Vary condition 6 of planning consent 13/0870/OUT (Construct four, two-bedroom dwellings (terraced type) to extend the period of time for the submission of reserved matters Land Adjacent To 135 Jubilee Road Elliot's Town New Tredegar

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: At the eastern end of Jubilee Road, Elliotstown.

Site description: Vacant parcel of land within settlement boundary.

Development: This application seeks to vary Condition 3 of outline planning permission 13/0870/OUT to extend the period of time for the submission of reserved matters by a further 3 years.

PLANNING HISTORY 2005 TO PRESENT

13/0870/OUT - Construct four, two-bedroom dwellings (terraced type) - Granted 19.03.14.

16/0952/FULL - Construct six dwellings - Refused 03.01.17.

17/0201/RM - Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in regard to planning consent 13/0870/OUT to construct four two bed dwellings (terraced type) - Not yet determined.

Cont'd

Application No: 17/0202/NCC Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within settlement boundaries.

Policies: SP1 (Development in the Heads of the Valleys Regeneration Area), SP6 (Place Making), SP21 (Parking Standards), CW2 (Amenity), CW3 (Design considerations - highways), CW5 (Protection of the Water Environment), CW15 (General locational constraints), and advice contained within supplementary planning guidance contained in LDP5 - Parking standards, LDP6 - building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, TAN 12 - Design, TAN 18 - Transport.

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? Not an issue in respect of this planning application.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection subject to conditions and advice.

Dwr Cymru - Provides advice to the developer.

ADVERTISEMENT

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

Response: One letter of objection was received.

Cont'd

Application No: 17/0202/NCC Continued

Summary of observations: Concerns have been expressed in respect of:

- Highway safety;
- Traffic generation;
- Adequacy of parking;
- Visual amenity;
- Loss of privacy for the adjacent neighbours;
- Loss of recreation space;
- Loss of light.

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? The application site is located in the lower CIL viability zone and therefore no CIL charge is payable in this instance.

ANALYSIS

Policies: The site has the benefit of an existing planning permission for four 2-bedroom dwellings (Ref: 13/0870/OUT). The current application seeks to extend the period for the submission of the reserved matters relating to the access, appearance, landscaping, layout and scale of the development for a further 3 years. As with any application for the renewal of planning permission the main consideration is whether there has been any material change since the previous planning permission was granted in 2014.

In policy terms, the application site remains within the settlement boundary as identified in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, and therefore the presumption remains in favour of development providing material planning consideration do not indicate otherwise. In this instance, as all matters are reserved for subsequent approval, the main consideration is highway safety based on the increased traffic that will result from the development. A recent application at the site for 6 dwellings was refused due to the detrimental impact it would have in terms of additional traffic movements.

Cont'd

Application No: 17/0202/NCC Continued

It is the stance of the Transportation Engineering Manager that the four proposed dwellings represents the limit of additional properties that will be allowed on Jubilee Road. For this reason no objection is raised for the current application to renew planning permission for four dwellings.

Policy CW2 sets out criteria relating to amenity. In this respect it is considered that the proposed development is compatible with the surrounding residential land uses and does not result in the over-development of the site. In terms of the impact of the development upon the amenity of adjacent properties or land it is noted that this is an outline application with the detail and appearance of the proposed dwellings reserved for subsequent approval.

Policy CW3 sets out criteria in terms of highway design considerations. In this respect the Transportation Highways Manager has raised no objection to the development subject to conditions.

Comments from Consultees: No objection subject to conditions.

Comments from public:

- Highway safety - Outline planning has been granted at the site previously for four dwellings on the basis that it is not considered that the development of four dwellings is detrimental to highway safety. This remains the position of the Transportation Engineering Manager.
- Traffic generation - Outline planning has been granted at the site previously for four dwellings on the basis that it is not considered that the development of four dwellings is detrimental to highway safety. This remains the position of the Transportation Engineering Manager.
- Adequacy of parking - Parking provision will be agreed at reserved matters stage.
- Visual amenity - The design, siting and appearance of the dwellings are matters that will be determined at reserved matters stage.
- Loss of privacy for the adjacent neighbours - The exact location of the dwellings and position of windows will be determined at reserved matters stage, but there is adequate scope to accommodate a development that does not cause a significant loss of privacy from a planning point of view.
- Loss of recreation space - The application site is privately owned and therefore cannot be considered as recreation space.
- Loss of light - This is matter that will be considered at reserved matters stage.

Cont'd

Application No: 17/0202/NCC Continued

Other material considerations: Condition 5 of planning permission 13/0870/OUT will not be attached to the renewal as it relates to Codes for Sustainable Homes which is no longer a planning requirement.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

Application No: 17/0202/NCC Continued

- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order with or without modification, there shall be no direct vehicular access to or from the approved development to or from Jubilee Road.
REASON: In the interests of highway safety.
- 07) Primary pedestrian access to or from the development hereby approved shall be gained off Jubilee Road.
REASON: In the interests of highway safety.
- 08) The lane to the rear of the site subject of this consent shall be widened in a manner, details of which shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be completed prior to the occupation of the development hereby approved.
REASON: In the interests of highway safety.
- 09) The site boundary fronting Jubilee Road shall be set back and a 1.8m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and completed prior to the first occupation of the development hereby approved.
REASON: In the interests of highway safety.
- 10) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 11) The proposed parking area shall be completed in materials to be agreed in writing with the Local Planning Authority, to ensure loose stones or mud etc are not carried on to the public highway.
REASON: In the interests of highway safety.

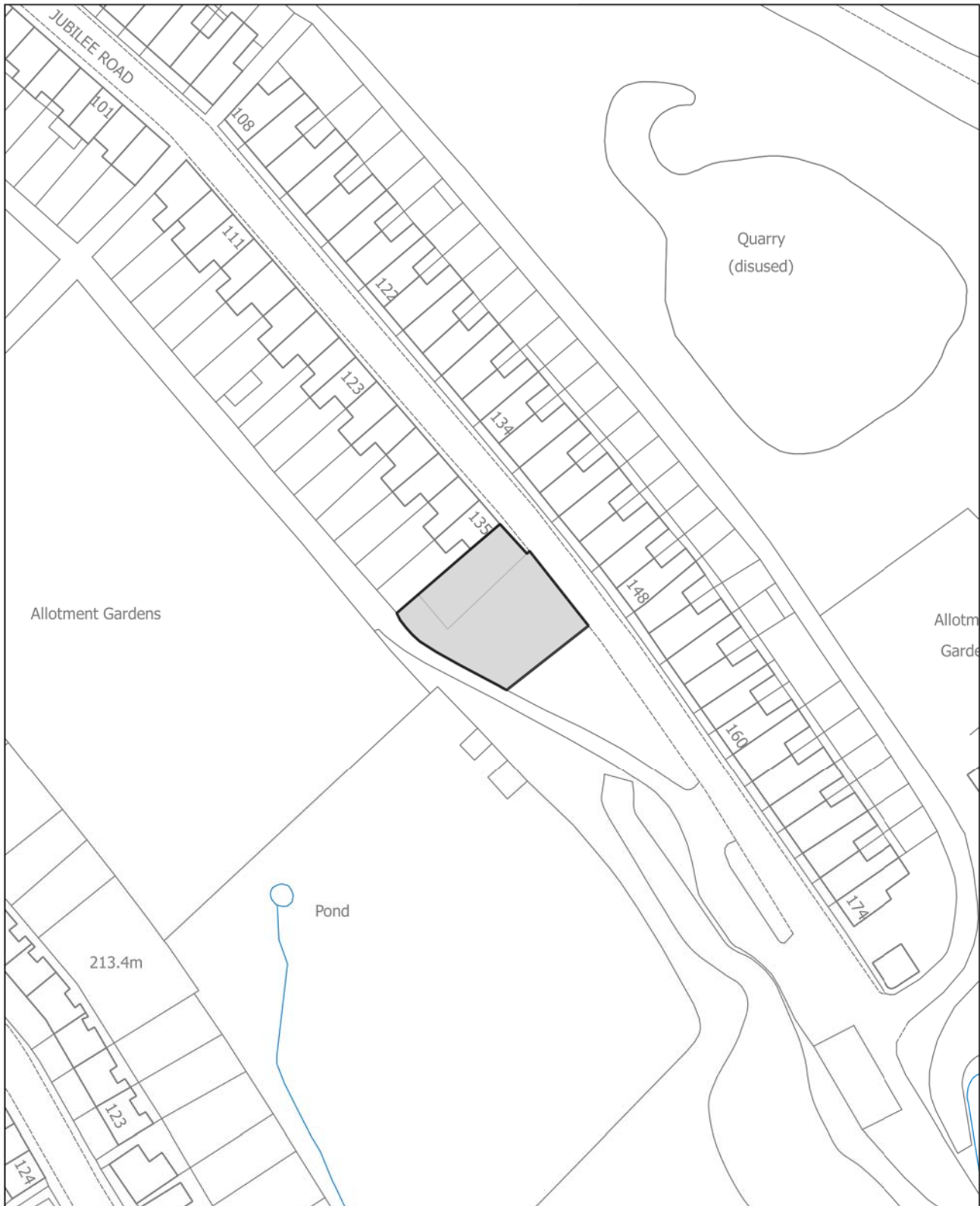
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Application No: 17/0202/NCC Continued

Advisory Note(s)

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

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



Agenda Item 17

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0298/FULL 10.04.2017	Mr & Mrs Jewell 105 St Martin's Road Caerphilly CF83 1EH	Erect rear single-storey extension to extend kitchen/diner 105 St Martin's Road Caerphilly CF83 1EH

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 105 St Martin's Road, Caerphilly, CF83 1EH.

House type: Semi-detached dwelling fronting south onto St Martin's Road. To the east is the attached neighbouring property (103 St Martin's Road), west is a detached neighbouring property (107 St Martin's Road). North of the application site is an area of woodland which provides screening.

Development: Erect rear single-storey extension to extend kitchen/diner.

Dimensions: 6.8m wide by 2.6m deep with an overall height of 4.6m.

Materials: Walls: Rendered Roof: Tiles to match existing dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

Cont'd

Application No: 17/0298/FULL Continued

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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 application is partially within a high risk area.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 3 nearby properties.

Response: One response was received relative to the consultation exercise.

Summary of observations:

- Adverse impact on quality of life from building work and the resultant extension.
- Due to a neighbour's medical condition his home is his sanctuary. He enjoys sitting in the lounge and looking out of the side pane of the window at the views and the sunset and when the extension is built all he will be able to see is a brick wall.
- The neighbour will only be able to see between the extension and our porch which was built onto the back of our house before we moved in forty years ago.
- The development will also make their lounge much darker.

Cont'd

Application No: 17/0298/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 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? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

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

The main considerations for the application are the visual impact of the development on the dwelling and the character of the area and the impact on the amenity of the neighbouring properties. The relevant planning policies are SP6 (Placemaking) and CW2 (Amenity).

Policy SP6 (Placemaking) requires in criterion B that development proposals should have

- "A high standard of design that reinforces attractive qualities of local distinctiveness".

The extension is located on the rear elevation of the dwelling and therefore will not be visible within the street scene. It is considered that the proposed extension which has a monopitch roof form and will be finished to match the existing dwelling house has an acceptable design in accordance with Policy SP6.

Policy CW2 (Amenity) states that:

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

Cont'd

Application No: 17/0298/FULL Continued

- A There is no unacceptable impact on the amenity of adjacent properties or land;
- B The proposal would not result in over development of the site and / or its surroundings;
- C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
- 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 respect of this householder development the applicable criteria of Policy CW2 are criteria A and B. The impact on the amenity of the objector who lives in the neighbouring attached property has been considered. The objector has a ground floor lounge served by a bay window on the rear elevation which is within approximately 0.5m of the common boundary. It is acknowledged that the proposed extension would affect the outlook and light this bay window receives, however it is noted that an existing rear single storey projection with side porch element on the objector's property already affects the outlook of the bay window and the proposed extension would introduce broadly similar massing and impact on outlook that their own rear projection currently impacts.

The land behind the dwellings steps down and the overall height of the extension at 4.6m above ground level exceeds the 4 metres height limit allowed under permitted development rights. In other respects the proposed extension would conform to permitted development rights for rear extensions and it is noted that a fall back position exists for the applicant who could construct a rear extension not exceeding 4 metres in height but extending up to 4 metres in length without requiring express planning permission. It is considered this alternative development which could be constructed under permitted development rights would have a substantially similar effect in terms of light and outlook for the objector. The proposed development is considered to be substantially similar in form to many domestic extensions and on balance the impact on the amenity of the occupants of 103 St Martin's Road is considered to be acceptable.

The development is considered to have an acceptable impact on the neighbouring dwelling to the west (107 St Martin's Road).

The property would retain sufficient amenity space following development and the development is considered acceptable in its design and impact on neighbour amenity.

Cont'd

Comments from consultees: The Council's Ecologist has offered no objection to the application but has requested informative notes and ecological enhancement to be conditioned. It is considered that in relation to ecological enhancement this would not be reasonable to condition due to the small scale of the development and this advice should instead be provided to the applicant as an informative with the permission.

Comments from public:

- Adverse impact on quality of life from building work and the resultant extension.
- The scale of the development is such that it is not considered there will be an unacceptable level of disturbance during the construction period. The impact of the extension has been assessed within the body of this report.

- Due to a neighbour's medical condition his home is his sanctuary. He enjoys sitting in the lounge and looking out of the side pane of the window at the views and the sunset and when the extension is built all he will be able to see is a brick wall.
- The specific circumstances of the objector and her husband are appreciated, however the right to a view is not in itself a material planning consideration. The impact on general outlook from the habitable room has been considered and is deemed acceptable.

- The neighbours will only be able to see between the extension and our porch which was built onto the back of our house before we moved in forty years ago.
- The proposed extension will have to a degree an enclosing effect however a similar impact is created by the objector's own rear porch and single storey rear projection. The outlook from the main pane of the bay window in the objector's lounge will still give clear views of the objector's garden. It is also noted that Permitted Development rights in many instances would allow broadly similar forms of extensions without the need for planning permission. Having considered the impact of the development on the neighbouring property it is considered on balance to have an acceptable impact on outlook.

- The development will also make their lounge much darker.
- The proposed extension will have an impact on the objector's bay window, however this is not considered to lead to unacceptable overshadowing or such a severe loss of light to warrant refusal of the application on this basis.

Cont'd

Application No: 17/0298/FULL Continued

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan.
 - Proposed Floor Plan, received 03.04.17.
 - Proposed Elevation Plan, received 03.04.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

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

Cont'd

Application No: 17/0298/FULL Continued

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

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

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

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Cont'd

Application No: 17/0298/FULL Continued

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

Please find attached the comments of The Council's Ecologist that are brought to the applicant's attention.

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



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Agenda Item 18

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0226/FULL 18.04.2017	Mr H Vaughan Duffryn Villa Southend Terrace Pontlloftyn CF81 9RL	Erect a first floor rear extension and relocation of extraction equipment 6/6A Commercial Street Ystrad Mynach Hengoed CF82 7DX

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 6/6A Commercial Street, Ystrad Mynach, Hengoed, CF82 7DX.

Site description: End of terrace property with a Hot Food Takeaway at ground floor level and residential flat at first floor level. The adjacent property to the south (8 Commercial Street) is a local shop with living quarters above. To the north and east is the National Westminster Bank (2 Bedwlwyn Road) which also includes a flat (2A Bedwlwyn Road). To the east beyond the Bank the land rises up to a business premise compound.

Development: Erect a first floor rear extension and relocation of extraction equipment.

Dimensions: The extension would be 4.8m wide and 4.4m in depth. The overall height of the extension is 7m.

Materials:

Walls: To be finished in a smooth cream colour render to match existing
Roof: Fibre cement slate.

Ancillary development, e.g. parking: Relocation of an existing extractor flue from the existing rear elevation of the building to the side elevation to facilitate the construction of the extension.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 17/0226/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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? Low risk area.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - Provides comments on internal layout.

Senior Engineer (Land Drainage) - Expressed concerns in relation to the proposed development and the presence of a culvert crossing the application site. Following discussions has agreed that an informative note drawing the applicant's attention to their rights and responsibilities in relation to the culvert would be acceptable.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 7 nearby properties.

Cont'd

Application No: 17/0226/FULL Continued

Response: No responses were received relative to the consultation exercise.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? 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? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application is being reported to Planning Committee because the applicant is an employee of the Authority. The application seeks planning permission for a first floor extension to an existing one bed flat located above a takeaway to provide a second bedroom for the flat. The main planning considerations are the impact of the proposed development character of the area and on the amenity of occupiers of surrounding residential properties.

The design of the extension is considered acceptable noting the existing character of the area, the adjacent property to the south (8 Commercial Street) has a large two storey rear projection and the building to the north (2/2A Bedwlwyn Rd) also has significant rear projections. The proposed extension would be approximately 1m lower than the existing ridge height of the property and has a lower ridge height than the existing rear extension on number 8 Commercial Street. The proposal would accord with adopted Local Development Plan Policy SP6 (Placemaking) in having an appropriate form and appearance.

Cont'd

Application No: 17/0226/FULL Continued

The proposed extension is considered to have an acceptable impact on the amenity of the occupiers of the surrounding properties. The extension is stepped off the common boundary with number 8 Commercial Street by approximately 2.3 metres. Number 8 has an unfenestrated two storey extension adjacent to the boundary with single storey additions beyond. The proposed extension would project approximately 1 metre beyond the two storey extension on number 8, but having considered the separation distance from the boundary, it is not considered that there would be any unacceptable impact on the amenity of the occupiers of number 8 Commercial Street. The adjacent building to the north (2/2A Bedwlwyn Road) is angled in relation to the proposed extension on the application property and it is not considered that any unacceptable overlooking or overshadowing would occur as a result of the proposed extension. The extension is considered to accord with Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

The proposed development is considered to be acceptable in its design and impact on the amenity of adjacent properties and is recommended for approval accordingly.

Comments from consultees: Senior Engineer (Land Drainage) expressed concerns in relation to the proposed development and possible adverse impacts to a large culvert which is understood to cross the application site. These concerns were raised with the agent who responded that they have undertaken on-site investigations and determined that the proposed development would not impact on the culvert. Following discussions with the Senior Engineer (Land Drainage) it is considered appropriate that an informative drawing the applicant's attention to the culvert and reminding them of their rights and responsibilities as a riparian landowner and the Land Drainage Act 1991.

The Head Of Public Protection have provided comments in relation to the internal layout which will be forwarded to the applicant as an informative note.

The application was supported by a Sustainability Report in relation to parking levels which concluded that it met the requirement for a reduction in parking and therefore no parking is proposed within the application. The Highway Authority have offered no objections to the development.

Comments from public: None.

Other material considerations: The relocation of the existing extraction flue to facilitate the development occurring is considered to have an acceptable visual impact given its set back from the principal elevation and an acceptable impact on the amenity of both the existing flat and neighbouring occupiers.

Cont'd

Application No: 17/0226/FULL Continued

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location plan, received 13.03.17.
 - Combined Plan, received 13.03.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

The applicant's attention is drawn to the comments of the Senior Engineer (Land Drainage) who advises that the proposed development could adversely affect an existing culvert which crosses the application site. It is noted that correspondence received from your agent (emails from Stuart Thomas received 15.05.17 and 30.05.17) acknowledges you are aware of the presence of the culvert but you are strongly advised to ensure you are aware of your rights and responsibilities as a riparian landowner prior to commencing development. Further information is available in the document "A guide to your rights and responsibilities of riverside ownership in Wales" published by Natural Resources Wales and available on their website (<https://naturalresources.wales>).

Cont'd

Application No: 17/0226/FULL Continued

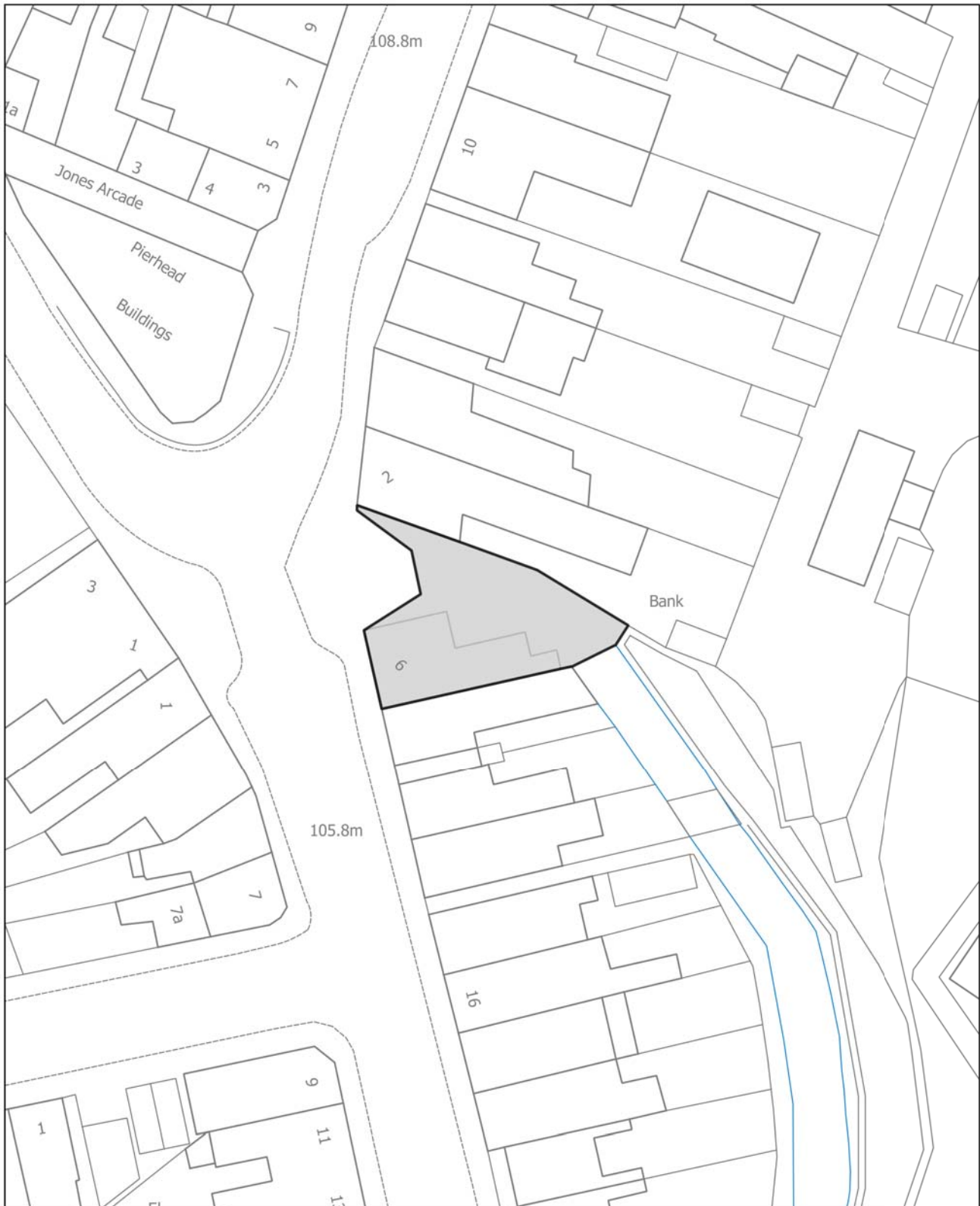
You should also note that works to/near an ordinary watercourse (including a culvert) may require consent under the Land Drainage Act 1991, as such you are advised to contact the Land Drainage Department on 01495 235794 for further information.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

Please find attached the comments of The Head Of Public Protection that are brought to the applicant's attention.

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



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Agenda Item 19

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0323/FULL 25.04.2017	Mr M Gwinnell Hazelwood Waterloo Lane Machen Caerphilly CF83 8NJ	Demolish existing single storey rear extension and construction of new single storey rear extension and three storey side extension Hazelwood Waterloo Lane Machen Caerphilly CF83 8NJ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Hazelwood, Machen, Caerphilly, CF83 8NJ.

Site Description: Semi-detached dwelling located to the western side of Waterloo to the South of The Meadows. To the east is the adjacent property (Atcombe). Numbers 1 and 2 Greenmeadow Cottages are located to the north of the application property at an angle to the application property. To the south is an access lane with fields beyond. To the west is an area of woodland which is designated as a Site of Importance for Nature Conservation.

Development: Demolish existing single storey rear extension and construction of new single storey rear extension and three storey side extension. The side extension will provide a lounge at lower ground floor level, games room at ground floor, and bedroom with dressing area and en-suite at first floor. The rear extension incorporates a kitchen with connecting boot room with utility area.

Dimensions: The proposed side extension measures 4.8m in width, 7m in depth, with a height above ground level ranging from 6.9m above ground level on the Principal Elevation to 9m above ground level to the rear of the property due to natural ground level falling away.

The proposed rear extension measures 5.6m wide, 7.5m in depth with a height of 2.8m above natural ground level, with the exception of a feature glazed lantern which has an overall height to 3.2m.

Cont'd

Application No: 17/0323/FULL Continued

Materials: The front and rear elevations of the side extension are to be finished in stonework to match existing dwellinghouse and the side elevation will be finished in Render. The rear extension will be finished in stone.

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

PLANNING HISTORY 2005 TO PRESENT

07/0725/COU - Retain change of use of land to residential curtilage and erect garden shed - Granted 08.10.07.

17/0128/FULL - Demolish existing single storey rear extension and construction of new single storey rear extension, 3 storey side extension and external alterations - Withdrawn 21.03.17.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site lies outside the defined settlement boundary within a Special Landscape Area.

Policies: CW2 (Amenity), CW3 (Highways), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside), NH1 (Special Landscape Areas), SP6 (Place making) SP8 (Mineral Safeguarding), SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance notes LDP 7 (Householder Development) and SP10 (Buildings in the Countryside).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd

Application No: 17/0323/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site lies partially within a high risk area and any permission would have the appropriate informative note highlighting this designation.

CONSULTATION

Transportation Engineering Manager - No objection.

Cadw - The proposal is located c 150m south east of the scheduled monument Rudry Ironworks (GM357). Hazelwood Cottage, the site of the proposal, is not visible from the Ironworks site due to intervening housing and there will be no affect upon the monument's setting. No other designated historic assets are affected.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 5 nearby properties.

Response: No responses were received relative to the consultation exercise.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? 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? Yes.

Cont'd

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application is being reported to Planning Committee because the applicant is an employee of the Authority. The main considerations are the impact of the proposed development on the visual amenity of the area noting the rural location of the application site within a Special Landscape Area and the impact on the amenity of occupiers of surrounding residential properties. In respect of the first consideration the relevant planning policies are Policy SP6 (Placemaking), Policy CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) and Policy NH1 (Special Landscape Areas). In respect of the consideration of the impact of the development on the amenity of nearby occupants of residential properties the relevant planning policy is CW2 (Amenity).

The application dwelling is one of pair of semi-detached properties located just outside of the defined settlement boundary but in relatively close proximity (circa 30m) to a street of new dwellings which have been constructed within the last 10 years on a road called The Meadows to the north. The application property has a substantial garden curtilage to the west of the dwelling which was formalised as garden curtilage under permission 07/0725/COU.

This application was submitted following an earlier application (17/0128/FULL) which sought permission for a larger side extension and was withdrawn by the applicant following concerns expressed by the Local Planning Authority that it would not respect the scale of the original dwelling.

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."

Cont'd

Application No: 17/0323/FULL Continued

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. The policy states:

- "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;
 - 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 current scheme, whilst utilising the natural topography to provide three levels of accommodation, will be viewed from the principal elevation as a two storey extension, of a smaller width than the main dwelling and stepped back 0.65m from the existing principal elevation and set down from the ridge level. It is considered that the design of the extension respects the scale and character of the original building which will remain the dominant element and with the use of stone for the main elevations is appropriate for its setting within the Special Landscape Area. The rear extension is similar in length to existing extensions on the attached neighbouring property (Atcombe) and in terms of massing is over four metres lower than the main dwelling's eaves height and therefore it is considered that the development although substantial in size is would have an acceptable impact on the character of the original property.

The nearest neighbouring property is the attached dwelling to the east (Atcombe). This property (along with others in Greenmeadow to the east) will be mainly screened from the side extension by the existing dwellinghouse. The single storey rear extension projects approximately 1m beyond existing single storey rear extensions on the neighbouring property Atcombe, which does have fenestration on their extension's end elevation, however it is not considered that there will be an unacceptable impact on outlook or light on the occupants of Atcombe as a result of the proposed development.

Cont'd

Application No: 17/0323/FULL Continued

Numbers 1 and 2 Greenmeadow Cottages are residential properties to the north of the application property but it is noted they are at an angle to the proposed development and located approximately 20m away with no direct overlooking. It is considered that there is sufficient separation distance from Greenmeadow Cottage to have an acceptable impact on neighbour amenity. It is not considered that any other residential properties will be materially affected by the development and the proposal accords with Policy CW2 (Amenity) in having an acceptable impact on the amenity of neighbouring properties.

The property has an existing parking area to the west side which will be unaffected by the development and allows for parking for three cars. This accords with Policy CW3 (Highways) and adopted parking guidelines.

It is considered that the development is acceptable in its design and impact on neighbour amenity and is recommended for approval accordingly.

Comments from consultees: None.

Comments from public: None.

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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'd

Application No: 17/0323/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, drawing number G.2016-LPS-132-SLP100, received 10.04.17.
 - Proposed Lower Ground Floor Plan, drawing number G2016-LPS-132-06A, received 10.04.17.
 - Proposed Ground Floor Plan, drawing number G2016-LPS-132-07A, received 10.04.17.
 - Proposed First Floor Plan, drawing number G2016-LPS-132-06A, received 10.04.17.
 - Proposed Elevations, drawing number G2016-LPS-132-09B, received 10.04.17.
 - Proposed Section A-A, drawing number G2016-LPS-132-10, received 10.04.17.
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

Cont'd

Application No: 17/0323/FULL Continued

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

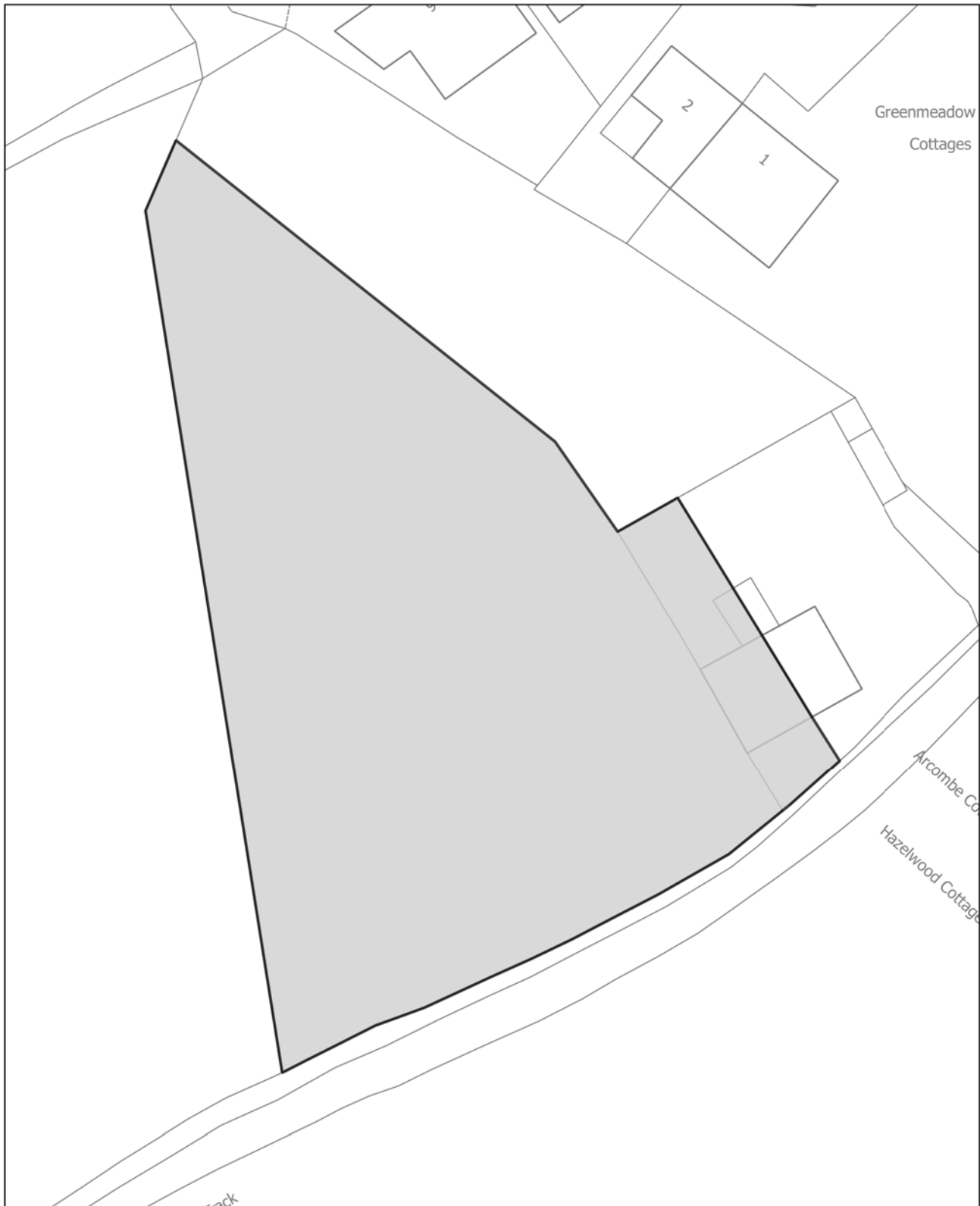
Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

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

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

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: SP6, CW2.



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Agenda Item 20

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0019/FULL 19.01.2017	Mr & Mrs Thomas Greenacres Rudry Road Porset Caerphilly CF83 3DT	Enclose existing swimming pool, proposed new first floor, ground floor front extension, front storm porch with steps and partial re-roofing Greenacres Rudry Road Porset Caerphilly CF83 3DT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Greenacres, Rudry Road, Porset, Caerphilly, CF83 3DT.

Site description: The application property is a detached bungalow within a relatively large curtilage set back from but facing south towards Rudry Road, Porset. The western boundary is adjacent to the rear curtilage areas of bungalows in Darren Close a neighbouring street. The northern boundary is adjacent to the rear curtilage areas of housing on Rudry Close. The eastern side boundary is adjacent to the rear curtilage areas of housing on St James Close.

Development: Enclose existing swimming pool, proposed new first floor, ground floor front extension, front storm porch with steps and partial re-roofing.

Dimensions: The works would increase the eaves of the application property from the current eaves height of 2.6 metres to 5.5 metres. The main roof height would increase from the existing height of 4 metres to 8.7 metres.

The existing western side elevation is approximately 16 metres long and would increase to 21 metres long with the infilling of the front corner to match the forward most part of the principal elevation.

A new rear extension to cover the existing external swimming pool would measure approximately 12.3 metres by 9.7 metres.

Cont'd

Application No: 17/0019/FULL Continued

Materials: The walls will be finished in cream coloured render apart from a centralised section which will be stone faced to match an existing area of stonework. The property will be re-roofed as part of the development changing the existing grey tiles to brown concrete interlocking tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

10/0049/FULL - Demolish existing dwelling and construct four new units - Granted 22.02.11.

08/0555/FULL - Demolish house and re-develop for housing - Refused 10.09.09.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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 application site is partially in a high risk area, attach informative note.

Cont'd

Application No: 17/0019/FULL Continued

CONSULTATION

Transportation Engineering Manager - No Objections.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 16 nearby properties.

Response: Three letters of objection have been received.

Summary of observations:

- We live adjacent to the proposed extension/transformation from a bungalow into a two storey property. Strongly object to development.
- The proposed extension by reason of size, depth, width, height and massing would have an unacceptable adverse impact on my property immediately adjacent to the proposed.
- Loss of privacy and loss of amenity.
- Overbearing in relation to total volume, height and scale in comparison to adjacent property.
- Lead to a lack of natural light both inside and outside.
- Unreasonable overshadowing due to height and proximity.
- Proposal would lead to previous areas being overlooked.
- Extreme proximity of development to our boundary.
- Object on the grounds that the increase in height will dominate and overpower the surrounding bungalows.
- Close proximity to number 17 Darren Close, not only is it right on top of their property blocking the light but they even plan to put a window looking straight into their bedroom.

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.

Cont'd

Application No: 17/0019/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is CIL liable.

ANALYSIS

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

The main considerations for the application are the visual appearance of the development on the character of the area and the impact on neighbour amenity.

The existing bungalow has been extended over time resulting in the current irregular shaped footprint. The proposed development seeks planning permission for a comprehensive redevelopment of the property to alter the property to a two storey dwelling including infilling a current step in the building line of the western end of the principal elevation and works to incorporate an existing external swimming pool area to an indoor swimming pool covered by extending the main roof of the dwelling and having a cat slide form. The main roof would be hipped to reduce its massing.

It is considered that the existing bungalow has little architectural merit with later additions having amended the original form and introduced variations in roof heights and form. The property is also unique in terms of the general site layout of the area with a substantially larger curtilage than the vast majority of properties in the near vicinity. The proposed redevelopment would alter the character of the property from the current bungalow form to that of a large detached dwelling and in doing so substantially increase its massing and resultant visibility of the property. It is considered however that the proposed alteration would provide a more uniform appearance to the dwelling and noting the generous curtilage size and the fact there is mix of dwelling types within the area it is considered that the proposed design and alteration to the character of the property would be acceptable and accord with adopted Local Development Plan Policy SP6 (Placemaking).

In respect of the impact on neighbour amenity the application property is abutted by the curtilages of neighbouring properties on three sides. The impact of the development is considered to be greatest on the properties to the western side (Darren Close) which are at an angled orientation to the application dwelling. The property most affected is considered to be number 17 Darren Close which, due to the angled plot arrangement, has a small rear garden area and whose rear facade faces south-east, viewing at an angle to the western side elevation of the application dwelling.

Cont'd

Application No: 17/0019/FULL Continued

The alignment of the footprint of the application dwelling is such that it is stepped off the boundary between approximately 2 metres and 5 metres in the area adjacent to number 17 Darren Close's south-eastern boundary. Number 17 Darren Close has a tapered garden area behind its rear elevation with its footprint stepped off the common boundary between approximately 2 metres and 7 metres. The separation distance between rear windows in number 17 and the western side wall of the application property is estimated to range between approximately 5 metres (oblique) to 9 metres (direct).

The proposed development would increase the eaves of the application property from the current eaves height of 2.6 metres to 5.5 metres. The proposed hipped roof slopes away from the boundary providing some mitigation to the visual impact on number 17 Darren Close. It is noted that there is existing tree screening on the boundary between number 17 Darren Close and the application property. It is acknowledged that the occupants of number 17 Darren Close would have their outlook impacted due to the increased massing of the development. The main roof height would increase from the existing height of 4 metres to 8.7 metres, however due to the hipped roof form this would gradually increase from the new eave height of 5.5metres to the main ridge of 8.7 metres across a distance of approximately 5.5 metres.

The applicant has provided additional information including shadow cast analysis to support the application and to seek to demonstrate that the development will not have an unacceptable overbearing impact on the adjacent properties including number 17 Darren Close. In relation to overshadowing the assessment indicates that there is existing overshadowing in winter months and whilst this will be increased as a result of the development this will not be to such degree or longevity to existing neighbouring fenestration nor their amenity areas to warrant refusal of the application on this basis. The proposed fenestration on the west elevation facing properties on Darren Close are proposed to be obscurely glazed to prevent overlooking and in relation to the first floor window their retention will be secured via a planning condition to protect neighbour privacy. It is considered on balance that the impact on light and outlook from number 17 Darren Close is not unacceptable. The impact on other surrounding properties is also considered to be acceptable and the development therefore accords with Policy CW2 (Amenity).

The application property would retain sufficient parking and amenity space following the development and is recommended for approval.

Comments from consultees: The Council's Ecologist has offered no objection to the application but has requested informative notes and ecological enhancement to be conditioned.

Cont'd

Comments from public:

- We live adjacent to the proposed extension/transformation from a bungalow into a two storey property. Strongly object to development.
- The proposed extension by reason of size, depth, width, height and massing would have an unacceptable adverse impact on my property immediately adjacent to the proposed.
- Loss of privacy and loss of amenity.
- Overbearing in relation to total volume, height and scale in comparison to adjacent property.
- Lead to a lack of natural light both inside and outside.
The objections have been considered as part of the assessment of the application and the development is considered acceptable.
- Unreasonable overshadowing due to height and proximity.
Noting the submitted shadow cast information submitted which demonstrates the existing situation it is not considered that unacceptable overshadowing would occur as a result of the development.
- Proposal would lead to previous areas being overlooked/Close proximity to number 17 Darren Close, not only is it right on top of their property blocking the light but they even plan to put a window looking straight into their bedroom.
The proposed first floor western fenestration would be obscurely glazed and it is proposed to require this to be kept as such and restrict new openings through the imposition of planning conditions.
- Extreme proximity of development to our boundary.
This has been considered and the development is considered acceptable.
- Object on the grounds that the increase in height will dominate and overpower the surrounding bungalows.
There are both houses and bungalow in the locality and the proposed development is considered acceptable.

Cont'd

Application No: 17/0019/FULL Continued

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location plan, drawing reference 100, received 10.01.17.
 - Proposed site plan, drawing reference 201, received 10.01.17.
 - Proposed Ground Floor plan, drawing reference 203 revision A, received 23.03.17.
 - Proposed First Floor plan, drawing reference 204 revision A, received 23.03.17.
 - Proposed Roof plan, drawing reference 205, received 10.01.17.
 - Proposed Front and Side A elevation plan, drawing reference 206 revision A, received 23.03.17.
 - Proposed rear and Side B elevation plan, drawing reference 208 revision A, received 23.03.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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) the first floor en-suite window facing west shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

Cont'd

Application No: 17/0019/FULL Continued

- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 05) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new extension at Greenacres, Rudry Road, Porset, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 06) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) in the new extension at Greenacres, Rudry Road, Porset, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Advisory Note(s)

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

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Application No: 17/0019/FULL Continued

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

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

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Application No: 17/0019/FULL Continued

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

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

Please find attached the comments of The Council's Ecologist that are brought to the applicant's attention.

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



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Agenda Item 21

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0044/COU 19.01.2017	Mr C Stevenson 27 Central Avenue Cefn Fforest Blackwood NP12 3LE	Change the use of premises from D1 to A1 (retail) 27 High Street Bargoed CF81 8RB	Granted 27.03.2017
16/0901/FULL 14.10.2016	Mr A Watkins 25 Medart Street Crosskeys Newport NP11 7AG	Erect first floor shower room extension 25 Medart Street Crosskeys Newport NP11 7AG	Granted 28.03.2017
17/0034/FULL 16.01.2017	Mr V Harris 66 Twyncarn Road Pontywaun Newport NP11 7DU	Erect two storey extension 66 Twyncarn Road Pontywaun Newport NP11 7DU	Granted 28.03.2017
17/0046/COU 19.01.2017	Mr P Robbins Caenant House Mill Road Caerphilly CF83 3FE	Convert existing ground floor to 2 No. two bedroom apartments with necessary parking spaces, outdoor area and access Caenant House Mill Road Caerphilly	Granted 28.03.2017
17/0050/COND 19.01.2017	Mr G Elliott 6 Druids Close Caerphilly CF83 2XR	Discharge condition 4 (contamination) of planning consent 15/1120/COU (Change use from B2 General Industrial (garage workshop) to 2 No. C3 flat units housed in a new building) Warehouse 30 Broomfield Street Caerphilly CF83 1FY	Decided - Discharge of Conditions 29.03.2017
17/0052/FULL 21.01.2017	Mr M Lewis 27 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Erect a two-storey side extension 27 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Granted 29.03.2017

17/0057/COND 25.01.2017	Jehu Project Services Mr M Davies C/o HHS Planning 10 Gold Tops Newport NP20 4PH	Discharge condition 17 (land drainage) of planning consent 14/0855/FULL (Erect residential development and associated works) Land At Watford Road Watford Caerphilly	Decided - Discharge of Conditions 30.03.2017
17/0085/RET 02.02.2017	Mrs H Carroll 61 Montclair Avenue Blackwood NP12 1EF	Retain conservatory to rear of dwelling and bike store/shed to side of dwelling 61 Montclair Avenue Blackwood NP12 1EF	Granted 30.03.2017
17/0179/NMA 02.03.2017	Mr & Mrs B Pugh Sunnybank 7 Cwm-nant-yr-odyn Springfield Pontllanfraith Blackwood NP12 2DU	Seek approval of a non- material amendment to planning consent 16/1078/FULL (Convert loft including raising ridge height) to provide french doors with juliet balcony to gable end in lieu of previously approved window Sunnybank 7 Cwm-nant-yr- odyn Springfield Pontllanfraith	Granted 30.03.2017
17/0003/COU 03.01.2017	Gwent Police Police Headquarters Turnpyke Road Cwmbran Torfaen NP44 2XH	Change of use from shop to a police station for use by Gwent Police 62 Cardiff Road Caerphilly CF83 1JQ	Granted 31.03.2017
17/0042/FULL 19.01.2017	Santander Mr S Robbins Santander House AHM 353 201 Grafton Gate East Milton Keynes Buckinghamshire MK9 1AN	Install new shop front including replacement glazed sliding door and ATM Santander 148 High Street Blackwood NP12 1YZ	Granted 31.03.2017
17/0043/ADV 19.01.2017	Santander Mr S Robbins Santander House AHM 353 201 Grafton Gate East Milton Keynes Buckinghamshire MK9 1AN	Install a 46" TV within a metal shroud Santander 148 High Street Blackwood NP12 1YZ	Granted 31.03.2017

17/0091/RET 03.02.2017	Mr J Davies 58 Llanfach Road Abercarn Newport NP11 5LA	Retain part single, part two storey rear extension 58 Llanfach Road Abercarn Newport NP11 5LA	Granted 31.03.2017
17/0055/COU 23.01.2017	Mrs L Davies 44 Llanfach Road Abercarn Newport NP11 5LA	Change the use of lower floor of garage to a dog grooming/walking/boarding business 44 Llanfach Road Abercarn Newport NP11 5LA	Granted 03.04.2017
17/0068/FULL 30.01.2017	Mr D McGuinness 38 Hafan-Werdd Caerphilly CF83 3BU	Erect single-storey rear extension 38 Hafan-Werdd Caerphilly CF83 3BU	Granted 03.04.2017
17/0105/FULL 08.02.2017	Mr T Paramsothyathan 56 Dyffryn Y Coed Church Village Pontypridd CF38 1PQ	Install new shopfront and reinstatement of front first floor window 61 High Street Rhymney Tredegar NP22 5LP	Granted 03.04.2017
17/0108/FULL 09.02.2017	Mr T Hillier Pontypool Campus Blaendare Road Pontypool NP4 5YE	Erect single storey rear extension 80 Sir Stafford Close Caerphilly CF83 3BB	Granted 03.04.2017
17/0005/COU 03.01.2017	POC Investments Limited Mr S Darling Alexander House Colliery Road Llanbradach Caerphilly CF83 3QQ	Change of use of existing 4 bedroom dwelling (C3) to C2 residential care home and conversion of existing detached garage to form an additional 2 bedroom unit to provide a total of 6 bedrooms The Byre Heol Adam Gelligaer Hengoed	Granted 04.04.2017
17/0065/FULL 27.01.2017	Mr & Mrs L Stokes 28 Vale View Gelli Park Risca Newport NP11 6HS	Erect two storey rear extension 28 Vale View Gelli Park Risca Newport	Granted 04.04.2017
16/1071/FULL 14.12.2016	Mr D Taylor 22 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Erect part two storey and part first floor side extension and single storey rear extension 22 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Refused 05.04.2017

17/0038/COND 17.01.2017	Redrow Homes South Wales C/O Mr James Poole Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Partial discharge of condition 18 (validation reports) for plots 1-6 of planning consent 15/0675/FULL (Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate) 1 - 32 Starling Walk Penallta Hengoed CF82 6BH	Decided - Discharge of Conditions 05.04.2017
17/0074/NCC 30.01.2017	Mr & Mrs Williams 24 Main Street Newbridge NP11 4FG	Vary condition 16 (approved plans) of planning consent 15/0568/FULL (Construct four detached houses) to change the design of plot 3 Land At Former White Hart Inn Newbridge Road Pontllanfraith Blackwood	Granted 05.04.2017
17/0111/COND 08.02.2017	CCBC Mr B Hopkins Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge conditions 5 (bat roost provision) and 6 (breeding bird provision) of planning consent 16/0564/LA (Erect a single-storey pitched roof extension providing two additional classrooms, toilets, resource areas and circulation constructed in two phases) Trinity Fields School And Resource Centre Caerphilly Road Ystrad Mynach Hengoed	Decided - Discharge of Conditions 05.04.2017

17/0182/NMA 02.03.2017	Constantine Wind Energy Mr P Fusco 100 Brand Street Glasgow G51 1DG	Seek approval of a non-material amendment to planning consent 15/0774/FULL (Erect a single turbine up to a blade tip height of 76.45m, 50.0m hub height, 52.9m rotor diameter and output of 800kW with associated track access, electric cabinet and crane pad) to either a 900kW wind turbine with a 50m hub, 54m blade diameter and an overall height of 77m, or to a 900kW wind turbine with a 50m hub, 51.5m blade diameter and an overall height of 75.75m Land At Tyle Crwth South West Of Ynysddu Newport NP11 7JX	Granted 05.04.2017
17/0075/RET 31.01.2017	Mrs L Jones 15 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Retain the conversion of the integral garage into living space 15 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Granted 06.04.2017
17/0092/FULL 06.02.2017	Mr & Mrs P Curtis 34 Park Street Cwmcarn NP11 7EL	Erect single-storey rear dining room extension 105 Garden Suburbs Pontywaun Newport NP11 7GD	Granted 06.04.2017
17/0119/COND 13.02.2017	Mr Mills C/o Sullivan Land & Planning The Studio Beaufort Yard Devauden Chepstow NP16 6NT	Discharge Condition 5 (Contamination - scheme to treat) of planning consent 15/0978/FULL (Erect one dwelling) Land At Ogilvie Terrace Deri Bargoed	Decided - Discharge of Conditions 06.04.2017
17/0014/FULL 09.01.2017	Mrs S Brewer Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd CF37 4HN	Develop an equine business and outdoor menage area of 40m x 30m Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd	Refused 07.04.2017

17/0063/FULL 31.01.2017	Mr L Morgan 30 Newport Road Trethomas Caerphilly CF83 8DA	Construct a detached garage 30 Newport Road Trethomas Caerphilly CF83 8DA	Granted 07.04.2017
17/0083/FULL 01.02.2017	Penyfan Caravan Park Ltd Mr G Davies Managers House Manmoel Road Oakdale Blackwood NP12 0HY	Construct a new vehicle access to the Managers House Land At Penyfan Leisure Park Manmoel Road Manmoel Blackwood	Granted 07.04.2017
17/0098/COND 07.02.2017	Ms S Lee Little Paddock 2 Graig Hir Mountain Road Caerphilly CF83 1JA	Discharge of condition 4 (landscaping) on planning consent 16/0561/FULL (Erect first floor rear extension and new detached garage) Little Paddock 2 Graig Hir Mountain Road Caerphilly	Decided - Discharge of Conditions 07.04.2017
17/0115/FULL 10.02.2017	Mr S White 152 Maes Glas Caerphilly CF83 1JW	Erect a single storey extension to side, front and rear 152 Maes Glas Caerphilly CF83 1JW	Granted 07.04.2017
17/0120/FULL 10.02.2017	Mr P Davies 24 Y-Fford Wen Aberbargoed CF81 9EE	Erect 3 bedroom detached dwelling Land Adjacent To Tir Rhos Railway Terrace Hollybush Blackwood	Granted 07.04.2017
17/0121/FULL 13.02.2017	Mr M Wiltshire 62 Half Acre Court Caerphilly CF83 3SU	Erect first floor extension above existing garage and single- storey rear extension 62 Half Acre Court Caerphilly CF83 3SU	Granted 07.04.2017
17/0125/RET 14.02.2017	Notemachine UK Ltd Ms J Clark Russell House Elvicta Business Park Crickhowell NP8 1DF	Retain ATM Home Bargains Unit 6-7 Blackwood Gate Retail Park Blackwood	Granted 07.04.2017
17/0126/ADV 14.02.2017	Notemachine UK Ltd Ms J Clark Russell House Elvicta Business Park Crickhowell NP8 1DF	Retain integral illumination and screen to the ATM fascia, internally illuminated sign & blue LED halo illumination to the ATM surround Home Bargains Unit 6-7 Blackwood Gate Retail Park Blackwood	Granted 07.04.2017

17/0136/COND 15.02.2017	Mr I Hancox 22 Ogilvie Terrace Deri Bargoed CF81 9JB	Discharge condition 03 (engineering details) of planning consent 16/0896/FULL (Demolish existing garage and replace with new, along with hardstanding for three cars) 22 Ogilvie Terrace Deri Bargoed CF81 9JB	Decided - Discharge of Conditions 07.04.2017
17/0139/CLPU 20.02.2017	Mr K Kinsey 57 Coed Celynen Drive Abercarn Newport NP11 5AU	Obtain a Lawful Development Certificate for the proposed erection of a single-storey sitting room extension to rear of dwelling 57 Coed Celynen Drive Abercarn Newport NP11 5AU	Granted 07.04.2017
17/0166/TCA 27.02.2017	Gryphonn Concrete Products Old Mill Works Gelligroes Pontllanfraith Blackwood NP12 2HY	Remove oak tree Gryphonn Concrete Products Viaduct Works New Road Hengoed	Granted 07.04.2017
17/0009/COND 05.01.2017	KS SPV 51 Ltd 1 High Cross Truro TR1 2AJ	Partial discharge of condition 3 (contamination) of planning consent 15/0418/FULL (Provide an access track for the construction of a solar park with attendant infrastructure being determined by Merthyr Tydfil County Borough Council) Access Track On Land At Cwm Bargoed West Of Fochriw Merthyr Tydfil	Decided - Discharge of Conditions 10.04.2017
17/0080/FULL 01.02.2017	Mr L Evans Hillside Cottage 79 Main Road Maesycwmmmer Hengoed CF82 7PP	Erect two-storey granny annexe within the curtilage of the property Hillside Cottage 79 Main Road Maesycwmmmer Hengoed	Granted 10.04.2017
17/0090/FULL 06.02.2017	Meadowland Industrial Supplies Ltd Mr G Edwards Unit 17 Dragon House Sir Alfred Owen Way Pontywindy Caerphilly	Construct two-storey industrial trade and retail premises Land Adjoining Unit A 20 Sir Alfred Owen Way Pontywindy Industrial Estate Caerphilly	Granted 10.04.2017

17/0118/FULL 13.02.2017	Mr W Randall 32 School Street Elliot's Town New Tredegar NP24 6DN	Erect two-storey rear extension 32 School Street Elliot's Town New Tredegar NP24 6DN	Granted 10.04.2017
17/0123/FULL 14.02.2017	Tre Tan Developments C/o Brinsons Eastgate Market Street Caerphilly CF83 1NX	Carry out alterations to car park layout to increase on site provision Univar Block K - Leslie Court Western Industrial Estate Caerphilly	Granted 10.04.2017
17/0132/FULL 15.02.2017	Mr G Thomas 7 Riverside Terrace Machen Caerphilly CF83 8NE	Erect a second storey bedroom side extension above car parking area 7 Riverside Terrace Machen Caerphilly CF83 8NE	Granted 10.04.2017
17/0130/FULL 16.02.2017	Mrs F Thomas 28 Clos Gwastir Caerphilly CF83 1TD	Demolish existing conservatory and construct a single storey rear extension 28 Clos Gwastir Caerphilly CF83 1TD	Granted 10.04.2017
17/0135/FULL 16.02.2017	Mr A Smith 1 Cardigan Way Cefn Fforest Blackwood NP12 1GB	Erect two-storey side extension providing lounge, toilet, utility room and bedroom with en- suite and new timber boundary fence 1 Cardigan Way Cefn Fforest Blackwood NP12 1GB	Granted 10.04.2017
17/0137/FULL 17.02.2017	Mr R Williams 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	Erect rear extension 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	Refused 10.04.2017
17/0073/FULL 20.02.2017	Mrs M Smith 17 Skomer Island Way Caerphilly CF83 2AR	Convert existing garage into living accommodation 17 Skomer Island Way Caerphilly CF83 2AR	Granted 10.04.2017
17/0148/FULL 22.02.2017	Mr M Warren 68 Heol Fawr Nelson Treharris CF46 6NP	Erect two storey rear extension 68 Heol Fawr Nelson Treharris CF46 6NP	Granted 10.04.2017
17/0162/FULL 27.02.2017	Mr P Quinn 38 Meadow Way Caerphilly CF83 1TQ	Construct a single storey rear extension 38 Meadow Way Caerphilly CF83 1TQ	Granted 10.04.2017

17/0172/FULL 28.02.2017	Mr M Blake 68 Fairways Bargoed CF81 8TQ	Erect front porch including w.c. 68 Fairways Bargoed CF81 8TQ	Granted 10.04.2017
17/0180/COND 02.03.2017	Ixion Developments C/o HHS Planning Miss L Hughson- Smith 10 Gold Tops Newport NP20 4PH	Discharge condition 3 (boundary), 6 (external surfaces) and 8 (affordable housing) of planning consent 16/0587/FULL (Demolish existing building and erect 8 one bedroom dwellings for people with learning disabilities, with garage parking and associated engineering works) Land At Former Victoria House Ashfield Road Newbridge Newport	Decided - Discharge of Conditions 10.04.2017
17/0198/TPO 07.03.2017	Mrs A Jervis Yn Yr Ardd 1A Clos Cae Pwll Nelson Treharris CF46 6LA	Remove large branch on Oak tree (Tree Preservation Order 3/75/RVDC) Yn Yr Ardd 1A Clos Cae Pwll Nelson Treharris	Refused 10.04.2017
17/0244/NMA 16.03.2017	Mr J Thomas 69 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Seek approval of a non- material amendment to planning consent 16/1070/FULL (Erect a detached double garage) to move the approved detached garage 1m to abut the existing dwelling 69 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Granted 10.04.2017
17/0084/FULL 02.02.2017	Mr M Lawford 6 Blackwood Road Pontllanfraith Blackwood NP12 2BR	Construct a two storey dwelling including two additional habitable rooms in roof space and attached garage 3 The Meadows Blackwood NP12 1FL	Granted 11.04.2017

17/0194/NMA 07.03.2017	Mr T Howell Rogerstone Woodworks Clifton Street Risca Newport	Seek non-material amendment to planning consent 10/0627/FULL (Demolish existing bungalow and construct a pair of semi-detached dwellings with associated parking and external works) to substitute the brick type 49 Gladstone Street Crosskeys Newport NP11 7PL	Granted 11.04.2017
17/0069/COND 30.01.2017	Caerphilly CBC - Chief Education Officer Ms K Cole Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge Conditions 14 (dust suppression) and 15 (noise suppression) 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 Site And Adjacent Land Off Mill Field Abertysswg Rhymney NP12 5XF	Decided - Discharge of Conditions 12.04.2017
17/0102/CLPU 08.02.2017	Hafod Care C/O Asbri Planning Ltd Miss S Kremzer Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Obtain a Lawful Development Certificate for the proposed internal alterations to change existing ancillary offices to additional bedrooms and the removal of a rooflight Hafod Care Ty Penrhos 2 Beddau Way Caerphilly	Granted 12.04.2017
17/0117/COU 13.02.2017	Miss F Berry 120 Dyffryn Y Coed Church Village CF38 1PQ	Change use from a fruit and veg shop to a chiropractic clinic 1 Pandy Road Bedwas Caerphilly CF83 8EH	Granted 12.04.2017
17/0134/COND 15.02.2017	LWH Construction Ltd Mr L Hallett 6 Lanelay Farm Talbot Green Llantrisant CF72 9LA	Discharge condition 4 (reptile mitigation strategy) on planning consent 16/0877/FULL (Construct 3 No. three-bedroom terraced dwellings) Land Adjacent To 26 Gelynos Avenue Argoed	Decided - Discharge of Conditions 12.04.2017

17/0131/LA 16.02.2017	CCBC Corporate Services - Facilities Management Mr A Ford Ty Penallta Tredomen Business Park Ystrad Mynach Hengoed CF82 7PG	Refurbish and change the use to provide office space Tir-y-berth Meals-on-Wheels Horner Street Tir-y-berth	Granted 12.04.2017
17/0144/FULL 21.02.2017	Mr K Bishop 124 Greenfield Street New Tredegar NP24 6LH	Erect first floor rear extension for bathroom 124 Greenfield Street New Tredegar NP24 6LH	Granted 12.04.2017
17/0187/NMA 03.03.2017	Ixon Developments Mr H Jones C/o HHS Planning 10 Gold Tops Newport NP20 4PH	Seek approval of a non-material amendment to planning consent 16/0587/FULL (Demolish existing building and erect 8 one bedroom dwellings for people with learning disabilities, with garage parking and associated engineering works) to reposition the apartment block, alterations to elevations and minimal resizing of windows Land At Former Victoria House Ashfield Road Newbridge	Granted 12.04.2017
17/0099/FULL 17.02.2017	Ms K Williams Blanch House Corbetts Lane Pwllypant Caerphilly CF83 3HX	Erect a first floor front extension, demolish conservatory and construct two storey rear extension and demolish single storey side extension and construct new single storey porch side extension Blanch House Corbetts Lane Pwllypant Caerphilly	Granted 13.04.2017
17/0157/FULL 24.02.2017	Mr L Chaplin 1 Westgil Pen Ffordd Blackwood NP12 3QS	Erect two-storey side extension 1 Westgil Pen Ffordd Blackwood NP12 3QS	Refused 13.04.2017
17/0169/RET 27.02.2017	Mr A Crow Pantglas Farm Cefn-Onn Farm Lane Rudry Caerphilly	Retain agricultural building Pantglas Farm Cefn-Onn Farm Lane Rudry Caerphilly	Granted 13.04.2017

17/0138/LBC 17.02.2017	Mr K Keczerski 47 Garden Suburbs Pontywaun Newport NP11 7GB	Carry out internal alterations to dwellinghouse 47 Garden Suburbs Pontywaun Newport NP11 7GB	Granted 14.04.2017
16/0549/FULL 29.06.2016	Mr G Raison 8 Heol-Y Ffynnon Efail Isaf Pontypridd CF38 1AU	Erect 4 bed detached dwelling with 3 bed annexe Land Rear Of 3 Victoria Road Maesycwmmmer Hengoed CF82 7RF	Refused 18.04.2017
17/0077/FULL 01.02.2017	JD Wetherspoon Plc Wetherspoon House Central Park Reeds Crescent Watford WD24 4QL	Provide link from the existing Public House to the adjacent property to extend customer area, develop and extend pub garden and change the use of the first floor of No. 59 High Street to storage associated with A3 use J D Wetherspoons Inns Ltd The Sirhowy 61-63 High Street And 59 High Street Blackwood	Granted 18.04.2017
17/0089/COU 03.02.2017	Mr N Crowley 4 Clos Gwernydd Caerphilly CF83 2UD	Provide new glazed shopfront to A1 hair & beauty salon with change of use to the rear unit to B2 10 Newport Road Bedwas Caerphilly CF83 8DX	Refused 18.04.2017
17/0150/RET 21.02.2017	Mr M Jones Newton House 34 Blackwood Road Pontllanfraith Blackwood NP12 2BW	Retain extended hardstanding (formerly garage base) and provide roller shutter doors Newton House 34 Blackwood Road Pontllanfraith Blackwood	Granted 18.04.2017
17/0197/TCA 07.03.2017	Mrs M Adkins Heathfield Bryn Road Gelli-haf Pontllanfraith Blackwood NP12 2QE	Lop upper limbs of holly trees by approximately 2m on the boundary of Heathfield and the removal of conifers on the boundary of Hill View and The Knoll Heathfield Bryn Road Gelli-haf Pontllanfraith	No objection raised 18.04.2017

17/0255/NMA 17.03.2017	Penyrheollas Solarfield Limited Hamilton House 25 High Street Rickmansworth Hertfordshire WD3 1ET	Seek approval of a non-material amendment to planning consent 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) for panel re-alignment, DNO turning area, customer substation and weather monitoring station and lightning protection system Land At Pen Yr Heol Las Farm Pen-Yr-Heol-Las Farm Lane Manmoel Blackwood	Granted 18.04.2017
17/0149/FULL 22.02.2017	Mr S Fullerton Ballantine Hillcroft Tonypistyll Road Pentwyn-mawr Newport NP11 4HJ	Erect detached double garage Hillcroft Tonypistyll Road Pentwyn-mawr Newport	Granted 19.04.2017
17/0160/COND 26.02.2017	Mr D Wiffen Hillside House Craig Llan To Nant-Y-Cwm Rudry Caerphilly CF83 3EB	Discharge condition 4 (materials) of planning consent 16/0259/COU (Erect single-storey extensions to front and rear of property, a two-storey side extension, install a dormer window in lieu of a rooflight to the attic room and change the use of part of the rear garden from agricultural to domestic use) Hillside House Craig Llan To Nant-Y-Cwm Rudry Caerphilly	Decided - Discharge of Conditions 19.04.2017
17/0168/NCC 27.02.2017	Mr S Spillane 33 Morley Road Abertillery Gwent NP13 1TP	Vary condition 10 (approved plans) of application 15/0033/FULL (Erect residential development (3 No. units)) Land Off Duffryn Road Brynawel Wattsville	Granted 19.04.2017

17/0163/FULL 28.02.2017	Mr & Mrs S Vaughan 48 New Road Deri Bargoed CF81 9GL	Erect single-storey rear extension 48 New Road Deri Bargoed CF81 9GL	Granted 19.04.2017
17/0207/FULL 09.03.2017	Mr & Mrs D Williams 71 Derwendeg Avenue Cefn Hengoed Hengoed CF82 7HR	Erect porch extension to front of dwelling 71 Derwendeg Avenue Cefn Hengoed Hengoed CF82 7HR	Granted 19.04.2017
17/0213/COND 10.03.2017	IG Doors Ltd Blaenwern Cwmbran NP44 1TY	Discharge conditions 7 (landscape maintenance), 12 (footpath completion) and 13 (cycle parking) of planning consent 15/0065/FULL (Erect an industrial manufacturing and storage facility with associated offices, car parking, service yards and external works) IG Doors Unit 1 Lon Gellideg Oakdale Business Park	Granted 19.04.2017
17/0216/CLPU 10.03.2017	Mr C Morgan 7 Lon Hafren Watford Caerphilly CF83 1NR	Obtain a Lawful Development Certificate for the proposed conversion of existing garage to bedroom 7 Lon Hafren Watford Caerphilly CF83 1NR	Granted 19.04.2017
17/0221/FULL 13.03.2017	Mrs M Cook 5 Ridgeway Graig-y-rhacca Caerphilly CF83 8RB	Erect single-storey porch/wc to front of property 5 Ridgeway Graig-y-rhacca Caerphilly CF83 8RB	Granted 19.04.2017
17/0154/FULL 22.02.2017	Mr M Javra 48 Penylan Road Penylan Cardiff CF24 3PP	Install paint finish perforated steel shutters to shopfronts Units A & B 1 Pentrebane Street Caerphilly CF83 1FR	Refused 20.04.2017
17/0232/CLPU 14.03.2017	Mr L Pontin 87 Llanfach Road Abercarn Newport NP11 5LA	Obtain a Lawful Development Certificate to erect a single-storey extension to rear of dwelling 87 Llanfach Road Abercarn Newport NP11 5LA	Granted 20.04.2017

17/0249/COND 16.03.2017	Edenstone Homes Ms C Price 1st Floor Building 102 Wales One Business Park Magor NP26 3DG	Discharge condition 11 (landscape management plan) of planning consent 07/0453/RM (Construct 20 dwellings and associated works) Gardens View Close Pontywaun Newport	Decided - Discharge of Conditions 20.04.2017
17/0082/ADV 01.02.2017	KFC (GB) Ltd Orion Gate Guildford Road Woking GU22 7NJ	Install new entrance portal and replace KFC internally illuminated letters KFC 1 North Court High Street Blackwood	Granted 21.04.2017
17/0097/FULL 06.02.2017	Mr W J Hards Rescue Station Cottage Station Road Crumlin Newport NP11 4PA	Erect a pole barn for storage of hay Land At Rhyswg Fach Farm Lane Cwmcarn	Granted 21.04.2017
17/0152/OUT 22.02.2017	Mr & Mrs David Link Westwinds New Road Gelli-Haf Pontllanfraith Blackwood NP12 2QE	Erect detached dwelling with associated access and groundworks and approval of access and scale Land At Westwinds New Road Gelli-haf Pontllanfraith	Granted 21.04.2017
17/0167/TPO 24.02.2017	Mr I Evans 41 Victoria Road Fleur-de-lis Blackwood NP12 3UG	Carry out various tree works (Tree Preservation Order 50/09/CCBC) Land At Grid Ref 315476 196261 Victoria Road Fleur-de- lis Blackwood	Granted 21.04.2017
17/0192/FULL 07.03.2017	Mr M Sadler 10 Ynys Bery Close Caerphilly CF83 2AZ	Convert existing integral garage into additional sitting room 10 Ynys Bery Close Caerphilly CF83 2AZ	Granted 21.04.2017
17/0151/LA 23.02.2017	CCBC Mrs C HARRY Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Change the use of former railway buildings to cafe Full Moon Cottage Full Moon Access Road Wattsville Newport	Granted 24.04.2017

17/0196/FULL 07.03.2017	Mr P Davies 22 Shingrig Road Nelson Treharris CF46 6EA	Erect a kitchen extension and alterations to bathroom area 22 Shingrig Road Nelson Treharris CF46 6EA	Granted 24.04.2017
17/0081/COU 01.02.2017	Mr R Duggan Tilley Beddoe Furniture Co 185 High Street Blackwood NP12 1AA	Change the use to provide a coffee shop/bistro over three floors, basement, ground & first floor level Tilley Beddoe Furniture Co 185 High Street Blackwood NP12 1AA	Granted 25.04.2017
17/0248/COND 18.03.2017	Miss K Williams Wonastow Court Wonastow NP25 4DN	Discharge condition 12 (materials) on planning consent 07/0992/COU (Convert redundant barn to provide new residential property and associated works) Pont Gwaith Barn Pont Gwaith Yr Haearn Farm Lane Hollybush Blackwood	Decided - Discharge of Conditions 25.04.2017
17/0285/CLPU 29.03.2017	Mr D Price 7 Glan-Yr-Afon Machen Caerphilly CF83 8NW	Obtain a Lawful Development Certificate for a proposed single storey rear extension 7 Glan-Yr-Afon Machen Caerphilly CF83 8NW	Granted 25.04.2017
17/0303/COND 04.04.2017	KS SPV 51 Ltd 1 High Cross Truro TR1 2AJ	Part discharge condition 8 (archaeological work) of planning consent 15/0418/FULL (Provide an access track for the construction of a solar park with attendant infrastructure being determined by Merthyr Tydfil County Borough Council) Track At Cwm Bargoed Fochriw Road Fochriw Bargoed	Decided - Discharge of Conditions 25.04.2017
17/0147/ADV 22.02.2017	Mr D Dogan 6 Newport Road Trethomas Caerphilly CF83 8BY	Erect new fascia sign to replace existing shopfront fascia sign 24 Church Street Bedwas Caerphilly CF83 8EB	Granted 26.04.2017
17/0173/FULL 01.03.2017	Mr W Barker 28 Y Cilgant Penyrheol Caerphilly CF83 2NB	Erect two-storey duo-pitch extension to side 28 Y Cilgant Penyrheol Caerphilly CF83 2NB	Granted 26.04.2017

17/0188/FULL 03.03.2017	Mr S Maher 27 Bryn Siriol Penpedairheol Hengoed CF82 7TA	Erect two-storey side extension 27 Bryn Siriol Penpedairheol Hengoed CF82 7TA	Granted 26.04.2017
17/0153/COND 23.02.2017	Easyliving Ltd Mr L Edmunds 55 Bartley Wilson Way Canton Cardiff CF11 8EN	Discharge of conditions 4 (reptile mitigation strategy), 5 (bat roost provision), 6 (bird nesting provision) and 8 (materials) on planning consent 16/0864/RM (Seek approval of the reserved matters regarding appearance, landscaping, layout and scale in connection with planning consent 13/0793/OUT (Erect two detached dwellings), provide a schedule of periodic site monitoring by an appointed certified arboricultural agent (conditions 5), remove condition 6 due to revised site layout and size of proposed dwellings, approve a scheme of land drainage (condition 9) and approve a construction management plan (condition 10)) Land Adjacent To 23 Kingswood Close Hengoed CF82 7LU	Decided - Discharge of Conditions 27.04.2017
17/0161/FULL 27.02.2017	Mr V Williams Bethania House Walter Street Abertysswg Tredegar NP22 5AQ	Erect a four bedroom detached bungalow Elim Tabernacle Warn's Terrace Abertysswg	Granted 27.04.2017
17/0094/FULL 03.02.2017	J T & G E Bowen & Son Pencoedcae Farm Pencoedcae Farm Lane Princetown Tredegar NP22 3AF	Erect extension to existing agricultural building Pencoedcae Farm Pencoedcae Farm Lane Princetown Tredegar	Granted 28.04.2017

17/0110/FULL 09.02.2017	Ms R Kingsbury 3 Melville Terrace Caerphilly CF83 3HE	Erect first floor rear extension with balcony over existing ground floor rear extension and external alterations 3 Melville Terrace Caerphilly CF83 3HE	Granted 28.04.2017
17/0122/FULL 14.02.2017	Mr D Rideout 21 Albany Road Blackwood NP12 2DZ	Provide a dropped kerb at main vehicular access point off main road Penmain Chapel Oakdale Terrace Penmaen Oakdale	Granted 28.04.2017
17/0159/COND 24.02.2017	Mr G Symonds Hawthorn Cottage Llangynidr Road Beaufort Ebbw Vale NP23 5EY	Discharge of conditions 2 (contamination - scheme to treat), 9 (land drainage) and 13 (materials) of planning consent 16/0683/FULL (Erect detached dwelling and integral garage) Plot 2 Land Adjoining 88 Abernant Road Markham Blackwood	Decided - Discharge of Conditions 28.04.2017
17/0191/FULL 06.03.2017	Mr A Llewellyn 66 Pwll Yr Allt Tir-y-berth Hengoed CF82 8FR	Erect first floor side extension and extend rear conservatory 66 Pwll Yr Allt Tir-y-berth Hengoed CF82 8FR	Granted 28.04.2017
17/0239/FULL 15.03.2017	Mr J Morgan 33 Waungoch Road Oakdale Blackwood NP12 0LJ	Remove conservatory and construct a two storey rear extension 33 Waungoch Road Oakdale Blackwood NP12 0LJ	Granted 28.04.2017
17/0299/NMA 31.03.2017	Mr P Orford 17 Gwyddon Road Abercarn Newport NP11 5GY	Seek approval of a non-material amendment to planning consent 16/0265/FULL (Erect a two-storey extension to side and a single-storey extension to rear of property) to omit single storey extension to rear of the property 17 Gwyddon Road Abercarn Newport NP11 5GY	Granted 28.04.2017

17/0314/NMA 07.04.2017	Mr A Blake 13 Commercial Street Pontymister Risca Newport NP11 6AW	Seek approval of a non- material amendment to planning consent 16/0555/FULL (Erect a single storey kitchen extension) to replace the approved french doors and single window in the rear elevation of the extension to bi-fold doors 13 Commercial Street Pontymister Risca Newport	Granted 28.04.2017
16/0865/FULL 06.10.2016	Mr J Jones 16 Woodbine Road Blackwood NP12 1QJ	Construct a two-storey dwelling Land Adjacent To 37 Castle Street Fleur-de-lis Blackwood	Granted 02.05.2017
17/0185/RET 02.03.2017	Mr H Jawhar Marmaris Barbers 2A Penallta Road Ystrad Mynach Hengoed CF82 7AP	Retain the change of use from a tattoo studio to a hairdressers 2A Penallta Road Ystrad Mynach Hengoed CF82 7AP	Granted 03.05.2017
17/0193/FULL 07.03.2017	Mr A Davies 72 Cae'r Fferm Caerphilly CF83 2QD	Erect first floor extension 72 Cae'r Fferm Caerphilly CF83 2QD	Refused 03.05.2017
17/0203/ADV 08.03.2017	Glofa Trust Mrs V Jenkins Albany House Gladstone Road Crumlin NP11 5EN	Display white letters on black half of pit wheel Land At Navigation Industrial Estate Crumlin	Granted 03.05.2017
17/0211/NCC 08.03.2017	Mr S Burrows Rosecombe Woodland Drive Newbridge Newport NP11 5FQ	Vary condition 9 (approved plans) of planning consent 16/0429/FULL (Erect extension to garage and utility room with roof conversion) Rosecombe Woodland Drive Newbridge Newport	Granted 03.05.2017
17/0217/COU 10.03.2017	Miss E Gillett 32 Rosemont Avenue Risca Newport NP11 6HT	Change the use of ground floor and first floor to beauty salon 68 Commercial Street Pontymister Risca Newport	Granted 03.05.2017

17/0237/ADV 14.03.2017	EE C/O Pearce Signs Limited 31 Heathlands Road Chandlers Ford Hampshire SO53 1GU	Retain 1 no. fascia sign and 1 no. projecting sign Everything Everywhere Ltd 141 High Street Blackwood NP12 1AB	Granted 03.05.2017
17/0320/NMA 10.04.2017	Mr J Jones 47 Hill Street Rhymney Tredegar NP22 5JH	Seek approval of a non- material amendment to planning consent 16/0721/FULL (Erect first floor side extension above garage to enlarge bedroom) to amend windows to be excluded from the rear elevation and insert velux rooflights as a replacement 47 Hill Street Rhymney Tredegar NP22 5JH	Granted 03.05.2017
17/0177/FULL 01.03.2017	Mr J Mcilhiney Bryngolwg Watford Road Watford Caerphilly CF83 1NE	Re-model and erect extension to existing bungalow Bryngolwg Watford Road Watford Caerphilly	Granted 04.05.2017
17/0199/FULL 08.03.2017	Mr D Warren 32 Bronwydd Oakdale Blackwood NP12 0GX	Erect first floor extension above existing garage 32 Bronwydd Oakdale Blackwood NP12 0GX	Granted 04.05.2017
17/0210/FULL 08.03.2017	Mr M Cashman 11 High Street Nelson Treharris CF46 6EU	Erect part two storey, part single storey rear extension 11 - 13 High Street Nelson Treharris CF46 6EU	Granted 04.05.2017
17/0214/FULL 10.03.2017	Mrs K Barwood Danycoed 5 Underwood Avenue Maesycwmmmer Hengoed CF82 7PT	Erect single-storey rear extension and second floor loft conversion with side and rear dormers Danycoed 5 Underwood Avenue Maesycwmmmer Hengoed	Granted 04.05.2017
17/0241/COU 15.03.2017	Mr N Starr Unit A Clive Chambers 2A Clive Street Caerphilly CF83 1GE	Convert first floor offices to 2 No. residential apartments with bin and bike stores on ground floor Unit A Clive Chambers 2A Clive Street Caerphilly	Granted 04.05.2017

17/0242/FULL 15.03.2017	Mrs C Thomas 17 Westville Abertysswg Tredegar NP22 5BB	Erect front sun lounge extension 17 Westville Abertysswg Tredegar NP22 5BB	Granted 04.05.2017
17/0246/TPO 15.03.2017	Glan-Yr-Afon Nursing Home Glan-Yr-Afon Lane Fleur-de-lis Blackwood NP12 3WA	Reduce crown of sycamore tree by 20%, remove all deadwood and any crossing or rubbing branches (Tree Preservation Order 5/91/IBC) Glan-Yr-Afon Nursing Home Glan-Yr-Afon Lane Fleur-de-lis Blackwood	Granted 04.05.2017
17/0247/TPO 15.03.2017	Mr T Jones C/o Cutting Hedge Tree Services Mr K Breeze Vicarage Gorse Terrace New Tredegar NP24 6NR	Remove limb of oak tree with 50% deadwood, remove crossing and rubbing and all deadwood (TPO No. 48/82/RVDC) 35 Hawthorn Road Nelson Treharris CF46 6PB	Granted 04.05.2017
17/0252/FULL 21.03.2017	Mr L Walkley 47 Brynawel Penyrheol Caerphilly CF83 2EX	Erect double storey side extension including demolition of existing garage 47 Brynawel Penyrheol Caerphilly CF83 2EX	Granted 04.05.2017
17/0289/NMA 04.04.2017	Ffrind Developments Ltd Mitchell Meredith Orbit Business Centre Rhydcar Business Park Merthyr Tydfil CF48 1DL	Seek approval of a non- material amendment to planning consent 15/0705/FULL (Erect three bungalows on land adjoining the existing garden) to reduce the size of bungalow and access road Land At Grid Ref 315079 192127 Adjoining Birchwood Caerphilly Road Llanbradach	Granted 04.05.2017

17/0321/NMA 07.04.2017	Taylor Wimpey Mrs T Taylor-Wells Eastern Business Park Building 2 Wern Fawr Lane St Mellons Cardiff CF3 5EA	Seek approval of a non-material amendment to planning consent 12/0860/RM (Seek approval of the reserved matters of layout, scale, appearance and landscaping in connection with the residential development of 142 dwellings and associated works approved under planning permission P/04/1325) to amend the landscape management plan to allow the construction of garages/dwellings, the removal of trees and the construction of a retaining wall Mackworth Grange Pontypandy Lane Caerphilly CF83 3HT	Granted 04.05.2017
17/0335/NMA 07.04.2017	Coedlas Developments Limited Mr P Weedon Glendale Offices Van Road Caerphilly CF83 3RR	Seek approval of a non-material amendment to planning consent 16/0987/OUT (Construct eight self build detached dwellings) to amend the description of development to exclude the words 'self build' and that the proposed development is defined as the construction of eight detached dwellings Land South Of Glendale Van Road Caerphilly	Granted 04.05.2017
17/0116/OUT 10.02.2017	Mrs K Tilley The Lodge Clydach Court Glyncoch Pontypridd CF37 3NB	Erect detached residential dwelling with attached garage with associated parking area Rhiw Farm (Land At Grid Ref 320573 198530 Crumlin Cricket Ground Access) Treowen Crumlin	Granted 05.05.2017
17/0175/FULL 01.03.2017	Mr D Bowen St Govans Tabor Road Maesycwmmmer Hengoed CF82 7PU	Erect a garden shed at the rear of the property, up to the rear boundary St Govans Tabor Road Maesycwmmmer Hengoed	Granted 05.05.2017

17/0275/CLPU 28.03.2017	Mrs C A Malpas-James 25 The Spinney Pontllanfraith Blackwood NP12 2PJ	Obtain a Lawful Development Certificate for proposed single storey rear extension 25 The Spinney Pontllanfraith Blackwood NP12 2PJ	Granted 05.05.2017
17/0288/COND 29.03.2017	Mrs K E Jones 9 Stonerwood View Pantside Newport NP11 5DF	Discharge condition 5 (engineering details) of planning consent 16/0229/FULL (Construct one car parking bay including dropped kerb on footway) 9 Stonerwood View Pantside Newport NP11 5DF	Decided - Discharge of Conditions 05.05.2017
17/0219/FULL 13.03.2017	Mr T Puddle 16 Cae Glas Newydd Fochriw Bargoed CF81 9NH	Construct 1st floor office and workshop area to existing garage 16 Cae Glas Newydd Fochriw Bargoed CF81 9NH	Refused 08.05.2017
17/0220/RET 13.03.2017	Miss M Powell Rosemount New Road Aberbargoed Bargoed CF81 9BP	Retain decking and pergola Rosemount New Road Aberbargoed Bargoed	Refused 08.05.2017
17/0222/COND 13.03.2017	Mrs P Rees 9 Golwg Y Coed Caerphilly CF83 2UA	Discharge condition 3 (land drainage) of planning consent 14/0536/RET (Retain detached dwelling) 37 Lon Yr Ysgol Bedwas Caerphilly CF83 8PE	Decided - Discharge of Conditions 08.05.2017
17/0064/OUT 26.01.2017	Mrs J Hopkins Markswood Groesfaen Road Peterston-super-Ely Vale Of Glamorgan CF5 6NE	Erect a detached dwelling and seek approval of access Cwrt-Y-Betty-Farm 31 Hospital Road Penpedairheol Hengoed	Granted 09.05.2017
17/0176/FULL 01.03.2017	Integral UK Ltd Mr S Spear 19 Cardiff Road Caerphilly CF83 1WF	Replace the existing condenser unit with a new smaller up-graded unit/system for the building and to introduce a safe working platform along with safety handrails 19 Cardiff Road Caerphilly CF83 1WF	Granted 09.05.2017

17/0183/FULL 02.03.2017	Mr J Dobbs 10 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Erect two-storey side extension to accommodate a dining room and an entertainment room and the amalgamation of two bedrooms into one larger bedroom 10 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 09.05.2017
17/0189/FULL 03.03.2017	Mr A Hathaway 76 Heol Ysgubor Caerphilly CF83 1SR	Erect two-storey side extension 76 Heol Ysgubor Caerphilly CF83 1SR	Refused 09.05.2017
17/0233/COU 14.03.2017	Solo Pescado Ltd Mr J Salmon Prince Of Wales Inn 8 Dixon's Place Risca Newport NP12 2PY	Change the use of dwelling to form extension to adjacent Public House together with erection of decked area Prince Of Wales & 8 Dixon's Place Risca Newport	Granted 09.05.2017
17/0274/TCA 28.03.2017	Oakdale Manor Residential Home Rhiw Syr Dafydd Hill Oakdale Blackwood NP12 0JJ	Carry out tree works on northern boundary, fell one Lime (damaged/diseased) and 30% crown reduction on remaining trees Oakdale Manor Residential Home Rhiw Syr Dafydd Oakdale Blackwood	Granted 09.05.2017
17/0164/FULL 27.02.2017	Mr M Davies 40 Sunningdale Caerphilly CF83 1BB	Erect first floor extension 40 Sunningdale Caerphilly CF83 1BB	Granted 10.05.2017
17/0209/FULL 08.03.2017	Mr S Evans 43 Heol-Y-Parc Bryncenydd Caerphilly CF83 1AY	Erect single-storey rear extension 43 Heol-Y-Parc Bryncenydd Caerphilly CF83 1AY	Granted 10.05.2017
17/0238/FULL 15.03.2017	Mr G Williams 1 Edgehill Pontllanfraith Blackwood NP12 2NZ	Erect first floor rear extension 20 William Street Blackwood NP12 1NX	Granted 10.05.2017

17/0240/COND 15.03.2017	Redrow Homes Mr S Halpin Redrow House Copse Walk Cardiff Gate Business Park Pontprennau Cardiff CF23 8RH	Part discharge condition 18 (contamination - validation) of planning consent 15/0675/FULL for plots 7-9 (Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate) 1 - 32 Starling Walk Penallta Hengoed CF82 6BH	Decided - Discharge of Conditions 10.05.2017
17/0254/FULL 21.03.2017	Mr & Mrs Gingell 5 Llanarth Villas Llanarth Street Brynawel Wattsville Newport NP11 7QX	Erect single storey rear extension 5 Llanarth Villas Llanarth Street Brynawel Wattsville	Granted 10.05.2017
17/0104/FULL 08.02.2017	Mrs A Hughes Cefn Rhos Y Bedd Farm Old Pant Road Newbridge NP11 5DN	Erect extensions and alterations to existing dwelling, including the erection of a detached carport/garage Cefn Rhos Y Bedd Farm Old Pant Road Pantside Newport	Granted 12.05.2017
17/0195/FULL 07.03.2017	Mr P Gray 5 Royal Crescent Treowen Newport NP11 3DZ	Erect a two storey rear extension 5 Royal Crescent Treowen Newport NP11 3DZ	Granted 12.05.2017
17/0204/FULL 09.03.2017	Mrs A Beaumont 14 Coed-Yr-Eos Caerphilly CF83 2RS	Re-model property including single storey and two storey extensions 14 Coed-Yr-Eos Caerphilly CF83 2RS	Refused 12.05.2017

17/0327/NMA 10.04.2017	LWH Construction Mr L Hallett 6 Lanelay Farm Talbot Green Llantrisant CF72 9LA	Seek approval of a non-material amendment to planning permission 16/0877/FULL (Construct 3 no. three-bedroom terraced dwellings) to add a condition relating to the approved plans in order that a Section 73 application be made to amend the siting of the proposed houses Land Adjacent To 26 Gelynos Avenue Argoed Blackwood	Granted 12.05.2017
17/0087/FULL 03.02.2017	Mr S Howell 4 The Glade Wyllie Blackwood NP12 2HB	Improve existing road with additional parking spaces for residents of Pleasant View and erect four new build 4-bedroom detached dwellings Land At Grid Ref 319863 198707 Pleasant View Off Kendon Hill Crumlin	Refused 15.05.2017
17/0178/FULL 01.03.2017	Mrs J Rogers 28 Woodside Walk Wattsville Newport NP11 7NZ	Convert garage into a habitable room 28 Woodside Walk Wattsville Newport NP11 7NZ	Refused 15.05.2017
17/0212/FULL 10.03.2017	Mr S Cobner 77 Tanybryn Pontymister Risca Newport NP11 6JQ	Erect two storey side extension 77 Tanybryn Pontymister Risca Newport	Granted 15.05.2017
17/0228/RET 14.03.2017	Mr M Stevens Leamont Graig-Y Fedw Abertridwr Caerphilly CF83 4AS	Retain the existing outbuilding including the raising of the existing roof level to provide two dry storage areas and a garage Leamont Graig-Y-Fedw Abertridwr Caerphilly	Granted 15.05.2017
17/0263/FULL 24.03.2017	Mr & Mrs A Williams 20 Thomas Street Nelson Treharris CF46 6NG	Erect single-storey rear extension 20 Thomas Street Nelson Treharris CF46 6NG	Granted 15.05.2017

17/0053/NCC 23.01.2017	Supac Ltd Miss S Morgan Unit 3 Goat Mill Road Dowlais Merthyr Tydfil CF48 3TD	Vary condition 3 (submission of reserved matters) and condition 4 (time period for commencement) and remove condition 5 (contamination - scheme to treat) and 13 (code for sustainable homes) of planning consent 13/0438/OUT (Erect nine medium-sized dwellings) Land At Former Supac Ltd Gellideg Industrial Estate Gellideg Lane Maesycwmmmer	Granted 16.05.2017
17/0054/NOTA 24.01.2017	Mr H Haines C/o Barton Willmore Greyfriars House Greyfriars Road Cardiff CF10 3AL	Erect agricultural barn Pentwyn Farm Heol Las Penyrheol Caerphilly	Notification - Details Approved 16.05.2017
17/0259/COU 21.03.2017	Mr H Capel St David's Service Station Pengam Road Pengam Blackwood NP12 3QY	Change of use from light industrial to warehousing Unit A1 & Alan's MOTs Unit A Pinewood Court (Block A) St Davids Industrial Estate Pengam	Granted 16.05.2017
17/0106/FULL 09.02.2017	Mr G Edwards 68 Commercial Road Machen Caerphilly CF83 8PG	Convert garage to annexe lounge, erect external gates and railings and provide boundary treatment 68 Commercial Road Machen Caerphilly CF83 8PG	Refused 17.05.2017
17/0206/NCC 09.03.2017	Mrs M Pembridge Pandy House Machen Caerphilly CF83 8ST	Vary conditions 3 & 4 of planning consent 12/0637/OUT (Erect residential development for two detached houses with garages) to extend the period of time to enable the implementation of consent Land At Grid Ref 321173 189114 Rear Of 46 Commercial Road Machen Caerphilly	Granted 17.05.2017
17/0253/FULL 21.03.2017	Ms P Findlay 26 Llancayo Street Bargoed CF81 8TG	Erect first floor extension over existing lean-to ground floor extension 26 Llancayo Street Bargoed CF81 8TG	Granted 17.05.2017

17/0292/FULL 31.03.2017	Mr D Davies Ty Gwyn Banalog Terrace Hollybush NP12 OSG	Erect portal frame steel clad cattle shed, associated access and landscaping Cruglwyn Manmoel Road Manmoel NP12 0GD	Granted 17.05.2017
17/0355/NMA 13.04.2017	Mr Evans 16 Fox Avenue Pentwyn-mawr Newport NP11 4HP	Seek approval of a non- material amendment to planning consent 16/0088/FULL (Erect new build dwelling) to remove all sandstone cills, heads and quions, replace large roof windows with smaller windows, alter the window style (site setting of the property confirmed at 9.5m) Plot 4 Bedwellty Road Aberbargoed CF81 9DL	Granted 17.05.2017
17/0218/FULL 10.03.2017	Mr D T Jones Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Erect 2 No. wind turbines 74m tip height Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	Refused 18.05.2017
17/0078/COU 01.02.2017	Mr G Mills C/O Sullivan Land And Planning Mrs C Sullivan The Studio Beaufort Yard Devauden Chepstow NP16 6NT	Change the use from Hotel (C1) to Care Home (C2) Redz Parc Hotel Cardiff Road Bargoed CF81 8NN	Granted 19.05.2017
17/0267/FULL 24.03.2017	Chris Howell Timber & Landscape Supplies Nantgarw Road North Caerphilly CF83 1AQ	Erect a steel frame building Chris Howell Timber And Landscaping Supplies Land At Grid Ref 314776 187184 Nantgarw Road Factory Access Caerphilly	Granted 19.05.2017
17/0040/COND 17.01.2017	Mrs T Phillips 3 Clos Gwynle Caerphilly CF83 1TU	Discharge condition 2 (privacy screening) of planning consent 16/0734/RET (Retain summer house on previously retained decking) 3 Clos Gwynle Caerphilly CF83 1TU	Decided - Discharge of Conditions 22.05.2017

17/0225/FULL 13.03.2017	Mr G Sidoli 1 Police Houses Nelson Road Ystrad Mynach Hengoed CF82 7EJ	Erect a small extension to the kitchen at the rear of the house 1 Police Houses Nelson Road Ystrad Mynach Hengoed	Granted 22.05.2017
17/0234/COND 14.03.2017	Mr G Betts Rose Cottage 5 Old Brewery Lane Rhymney Tredegar NP22 5HT Rhymney Tredegar NP22 5HT	Discharge conditions 1 (commencement), 2 (drainage), 3 (parking spaces), 4 (parking area), 5 (restrict pd- garage), 6 (means of access), 7 (materials - parking area), 8 (materials - external surfaces), 9 (restrict pd - windows/dormers), 10 (boundary treatment) and 11 (approved plans) of planning consent 16/1075/FULL (Erect a two bedroom dormer style bungalow) Land Adjacent To Rose Cottage 5 Old Brewery Lane Rhymney	Decided - Discharge of Conditions 22.05.2017
17/0235/FULL 14.03.2017	Mr S Morgan Chesterfield Woodland Drive Newbridge Newport NP11 5FQ	Erect single storey extension to side and rear of property to provide domestic orangery and utility room Chesterfield Woodland Drive Newbridge Newport	Granted 22.05.2017
17/0273/FULL 27.03.2017	Mr Murphy 70 Glan-y-nant Fochriw Bargoed CF81 9LA	Erect storm porch to front elevation 70 Glan-y-nant Fochriw Bargoed CF81 9LA	Granted 22.05.2017
17/0284/FULL 29.03.2017	Llanfabon Inn Mr G Berezinski Cilfynydd Road To Pant-Du Road Llanfabon Treharris CF46 6PG	Demolish existing front porch and re-build Llanfabon Inn Cilfynydd Road To Pant-Du Road Llanfabon Treharris	Granted 22.05.2017
17/0200/CLEU 08.03.2017	Mrs R Woods 84 Bryn Glas Caerphilly CF83 2PL	Obtain a Lawful Development Certificate for the existing use of the extension at rear of property 4 St Cenydd Road Trecenydd Caerphilly CF83 2TB	Granted 23.05.2017

17/0276/FULL 28.03.2017	Mr K Williams 9 Brynglas Penyrheol Caerphilly CF83 2PH	Erect two-storey side extension 9 Brynglas Penyrheol Caerphilly CF83 2PH	Granted 23.05.2017
17/0294/FULL 31.03.2017	Mr & Mrs Collins Turret Corner 12 Knights Walk Caerphilly CF83 2XN	Erect single-storey rear extension Turret Corner 12 Knights Walk Caerphilly CF83 2XN	Granted 23.05.2017
17/0268/CLEU 24.03.2017	Mr R John 11 Garth Close Rudry Caerphilly CF83 3EN	Obtain a certificate of lawfulness for the existing use of the land and buildings for lorry maintenance, parking of lorries, parking of trailers, area for housing fuel tank and area for storage of machine plant Plant Repair Yard Garth Place To Rhydri Primary School Rudry Caerphilly	Refused 24.05.2017
17/0279/NMA 24.03.2017	TWT Logistics C/O Boyer Mr L Forse Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Seek approval of a non- material amendment to planning consent 07/0702/FULL (Appeal Ref: APP/K6920/A/08/2082991) (Erect warehouse and associated regrading of land to south and parking/manoeuvring area to the north together with trailer parking on north-western part of the site) to reduce size of warehouse to slightly less than 50% of approved size (2,058 sqm to 918.29 sqm) TWT Logistics 10 Alder Avenue Dyffryn Business Park Ystrad Mynach	Decided - Discharge of Conditions 24.05.2017
17/0271/COND 27.03.2017	Charter Housing Association Mr S Traves The Old Post Office High Street Newport NP20 1AA	Discharge conditions 4 (tree protection plan and schedule of tree works) and 13 (light mitigation strategy) of planning consent 15/0408/FULL (Demolish former derelict buildings and erect 29 residential units and associated works) Mining School Hill Main Street Crumlin Newport	Decided - Discharge of Conditions 24.05.2017

17/0281/COU 29.03.2017	Mr A Hassan Flat 7 Ladyhill Court Newport NP19 9AR	Change the use to form a vehicle washing and valeting facility Former Pontymister Service Station Newport Road Pontymister Risca	Refused 24.05.2017
17/0347/NCC 13.04.2017	Mr G Elliot 6 Druids Close Caerphilly CF83 2XR	Convert built in garage to playroom 6 Druids Close Caerphilly CF83 2XR	Granted 24.05.2017
17/0133/FULL 16.02.2017	Mr J Jones 8 Llys Y Coed Ystrad Mynach Hengoed CF82 7FD	Erect two-storey side extension part over the existing garage and enlarge driveway 8 Llys Y Coed Ystrad Mynach Hengoed CF82 7FD	Granted 25.05.2017
17/0186/COND 04.03.2017	CCBC - Chief Education Officer Ms K Coler Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge conditions 2 (bat roost provision), 3 (bird nesting provision) and 13 (odour - scheme of control) 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 Site And Adjacent Land Abertysswg Road Rhymney	Decided - Discharge of Conditions 25.05.2017
17/0265/FULL 24.03.2017	Mr M Coates 5 St Ilan's Way Watford Caerphilly CF83 1EW	Erect two storey rear extension providing basement storage and ground floor lounge and raised deck area and steps 5 St Ilan's Way Watford Caerphilly CF83 1EW	Granted 25.05.2017
17/0309/COU 06.04.2017	Mr J Child 49 Somerset Street Abertillery NP13 1DL	Convert existing property into two flats 7 Market Street Caerphilly CF83 1NX	Granted 25.05.2017
17/0318/RET 06.04.2017	Mr E Adams 9 St Donat's Court Caerphilly CF83 1DF	Retain and complete single- storey rear extension 9 St Donat's Court Caerphilly CF83 1DF	Refused 25.05.2017
17/0311/FULL 07.04.2017	Ms D Scrivens- Harries 28 Lower Row Bute Town Rhymney Tredegar NP22 5QH	Carry out alterations and improvements to include the provision of new roof coverings, new external wall finishes and new windows and external door to the side and rear elevations 28 Lower Row Bute Town Rhymney Tredegar	Granted 25.05.2017

17/0100/FULL 07.02.2017	Mrs M A Francis Bryndu Farm Pant-Du Road To Tydu Road Llanfabon Treharris CF46 6PG	Erect a single-storey side extension Bryndu Farm Pant-Du Road To Tydu Road Llanfabon Treharris	Granted 26.05.2017
17/0215/COU 10.03.2017	Pro Zone Park Ltd Mr M Evans Oxford House Clos-Y-Cedr Pwllypant Caerphilly CF83 3RL	Change the use to an indoor sports community hire facility Unit D De Clare House 4 Sir Alfred Owen Way Pontygwindy Industrial Estate Caerphilly	Refused 26.05.2017
17/0297/COND 03.04.2017	Mr M Lewis 27 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Discharge of conditions 3 (bat enhancement) and 4 (bird enhancement) of planning consent 17/0052/FULL (Erect a two-storey side extension) 27 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Decided - Discharge of Conditions 26.05.2017
17/0304/NCC 04.04.2017	Mr Griffiths C/O Boyer Mr A Muir Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Vary condition 03 of planning consent P/05/1683 (Erect residential development) to extend the period of time for the submission of reserved matters by a further three years and extend the planning permission by a further five years Land At Austin Grange Maes Glas South UL Caerphilly	Granted 30.05.2017
17/0305/NOTA 04.04.2017	Price & Co Farming Limited Mr Price Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Construct access track Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Notification - Details Approved 30.05.2017
15/1175/FULL 25.11.2015	Starburst Limited C/O DPP Mr G Sutton Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Erect B1/B2/B8 units together with associated parking/servicing Phase 5 Dyffryn Business Park Ystrad Mynach Hengoed	Granted 31.05.2017

17/0302/COU 03.04.2017	Mr & Mrs S King 49 Commercial Street Aberbargoed Bargoed CF81 9BT	Change use of former ground floor post office to residential as part of existing first floor accommodation 49 Commercial Street Aberbargoed Bargoed CF81 9BT	Granted 31.05.2017
17/0322/FULL 07.04.2017	Mr S Donovan 123 Ty-Isaf Park Avenue Pontymister Risca Newport NP11 6NL	Erect single-storey rear extension comprising kitchen/dining room and demolish existing rear annexes 123 Ty-Isaf Park Avenue Pontymister Risca Newport	Granted 01.06.2017

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Agenda Item 22

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.
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.
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	Awaiting submission of full application for new development.

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.
16/0886/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.
16/1022/LBC 25.11.16	Refurbish and convert Grade 2 listed barn into two residential units, rebuild hay barn to provide garage, creation of new access and driveway at Barn At Llancaiach Fawr Farm Gelligaer Road Nelson Treharris	Awaiting wildlife information.
16/1044/NOTA 05.12.16	Create an area on the farm land to store silage bales at Ty Canol Farm Mountain Road Abertridwr To Hendredenny Park Hendredenny Caerphilly	Awaiting additional information.
16/1063/COND 09.12.16	Discharge conditions 5 (contamination - soil import testing), 6 (contamination - validation) and 23 (Code for Sustainable Homes Final Certificate) of planning consent 12/0898/FULL (Erect residential development comprising 22 residential units (12 houses, 10 flats)) on Land At Tyn Y Wern Terrace Trethomas Caerphilly	Awaiting consultee replies.

17/0033/RET 13.01.17	Retain existing garage building to provide additional living accommodation associated with the main house (C3 use class) at 18 Ludlow Street Caerphilly	Awaiting amended plans.
17/0056/OUT 23.01.17	Construct 5 no. detached dwellings with new junction and internal roads on Land At Grid Ref 311245 205964 Fochriw Road Pontlottyn Bargoed	Awaiting access details.
17/0088/OUT 03.02.17	Construct revised housing site development for 19 properties on Land At Fair View Garage Pengam Road Pengam Blackwood	Subject to further discussion and consideration.
17/0101/COU 07.02.17	Change of Use from B2 to Waste Management Facility at Unit C Maerdy Industrial Estate (South) Rhymney Tredegar	Awaiting further noise analysis.
17/0113/FULL 10.02.17	Erect 5 No. detached 4-bedroom houses Land To The South Of The Glade Wyllie Blackwood	Subject to further discussion and consideration.
17/0142/RM 21.02.17	Approve the matters of access, appearance, landscaping, layout and scale reserved under outline planning permission 14/0802/OUT for the development of 190 residential dwellings with associated access, roads and footpaths, drainage works, landscaping, new public open space and other associated works and activities Land At Hawtin Park Gelli-haf Pontllanfraith	Subject to further discussion and consideration.
17/0143/RM 21.02.17	Approve the matters of access, appearance, landscaping, layout and scale reserved under outline planning permission 08/0752/OUT for the development of 73 residential dwellings with associated areas, roads and footpaths, drainage works (including pumping station), landscaping, new public open space and other associated works and activities Land At Hawtin Park Gelli-haf Pontllanfraith	Subject to further discussion and consideration.
17/0229RET 14.03.17	Erection of concrete retaining wall to rear gardens of plots 1 to 7 at 1-20 Gardens View Close Pontywaun Newport	Awaiting further information.

17/0236/LBCC 14.03.17	Install a solar PV system on the roof of the main school building (on the inside part of the pitched roof, facing into the central quad area) Tir-y-berth Primary School New Road Tir-y-berth Hengoed	Awaiting the decision form Welsh Government
17/0278/OUT 28.03.17	Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Subject to further discussion and consideration.

Agenda Item 23

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Received draft agreements. Waiting for internal comments. Can't agree over some clauses regarding Affordable Housing. Waiting for instructions from Planning
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.
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. Sols Requested Woodland Plan. Waiting for planning to provide. Plan now received.
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. Sols Requested Woodland Plan. Waiting for planning to provide. Plan now received. Raised title queries with Solicitors.
16/0076/OUT 28/01/16	Erect residential development on Land To The North Of Meadowland Close Caerphilly	Waiting for Solicitors details Draft prepared. Not responding.

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. No change.
16/0208/OUT 05.03.16	Erect 176 dwellings and access with all other matters reserved at Catnic Pontypandy Industrial Estate Caerphilly	In discussion with 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. No change. Asked for instructions from Planning and Housing. Finalising terms of agreement.
16/0506/OUT 16.06.16	Erect a residential self-build dwelling at Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0507/OUT 16.06.16	Erect a residential self-build dwelling at Plot 1 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0508/OUT 16.06.16	Erect a residential self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0509/OUT 16.06.16	Erect a residential self-build dwelling at Plot 3 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0510/OUT 16.06.16	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
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. Waiting for advice from Planning on viability assessment

16/0665/FULL 29.07.2016	Construct 19 residential units and associated works at Former Cwm lfor Primary School Site Caerphilly	Drafts prepared and substantially agreed save for receipt of formal approval.
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Agenda Item 24

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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
17/0004/REF 17/0137/FULL	Mr R Williams 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	Erect rear extension at 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	18/04/2017
17/0005/REF 15/0782/FULL	Rectory Homes (Wales) Ltd 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 on Land At Woodfield Park Lane Penmaen Oakdale	15/05/2017
17/0006/REF 17/0014/FULL	Mrs S Brewer Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd CF37 4HN	Develop an equine business and outdoor menage area of 40m x 30m at Lili Wen Farm Cilfynydd Road To Pant-Du Road, Llanfabon Pontypridd CF37 4HN	16/05/2017

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
17/0001/REF 16/0867/FULL	Erect two 3-bedroomed cottages at Land At Heol-Y-Bedw-Hirion Bedwellty NP12 0BD	Dismissed 28.04.17	DEL
17/0002/CERT 15/1092/CLEU	Obtain a Lawful Development Certificate for the existing use as a general repair garage (B2) at General Lee Motors Ltd Unit B - Dalton Court Lawrence Street South Lane Caerphilly CF83 3SQ	Withdrawn 11.05.17	DEL
17/0003/REF 16/1032/FULL	Erect first floor rear extension at 10 Stanley Street Cwmfelinfach Newport NP11 7HF	Allowed 19.05.17	DEL