

Pecyn Dogfennau Cyhoeddus

Penallta House,
Tredomen Park,
Ystrad Mynach,
Hengoed CF82 7PG

Ty Penallta,
Parc Tredomen,
Ystrad Mynach,
Hengoed CF82 7PG



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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Emma Sullivan
(Rhif Ffôn: 01443 864420 Ebst: sullie@caerphilly.gov.uk)

Dyddiad: Dydd Mercher, 5 Gorffennaf 2017

Annwyl Syr/Fadam,

Bydd cyfarfod **Pwyllgor Cynllunio** yn cael ei gynnal yn **Siambwr y Cyngor - Tŷ Penallta, Tredomen, Ystrad Mynach** ar **Dydd Mercher, 12fed Gorffennaf, 2017** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol.

Yr eiddoch yn gywir,

Chris Burns
PRIF WEITHREDWR DROS DRO

AGENDA

Tudalennau

- 1 I dderbyn ymddiheuriadau am absenoldeb
- 2 Datganiadau o Ddiddordeb.

Atgoffi'r Cynghorwyr a Swyddogion o'u cyfrifoldeb personol i ddatgan unrhyw fuddiannau personol a/neu niweidiol mewn perthynas ag unrhyw eitem o fusnes ar yr agenda hwn yn unol â Deddf Llywodraeth Leol 2000, Cyfansoddiad y Cyngor a'r Cod Ymddygiad ar gyfer Cynghorwyr a Swyddogion.

I gymeradwyo a llofnodi'r cofnodion canlynol:-

- 3 Cynhaliwyd y Pwyllgor Cynllunio ar 14 Mehefin 2017.

1 - 16

A greener place Man gwyrddach

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



I dderbyn ac ystyried yr adroddiad(au) canlynol:-

Ceisiadau Cynllunio O dan Ddeddf Cynllunio Gwlad a Thref - Ardal y Gogledd: -

- | | | |
|---|--|---------|
| 4 | RHAGAIR 17/0270/OUT - Tir yng Nghwrs Golff Oakdale Oakdale Coed Duon. | 17 - 46 |
| 5 | 17/0101/COU - Uned C Ystâd Ddiwydiannol (De) Rhymni Tredegar NP22 5PH. | 47 - 56 |
| 6 | 17/0412/FULL - 13 Clôs Raglan Cefn Fforest. | 57 - 62 |

Ceisiadau Cynllunio dan Ddeddf Cynllunio Gwlad a Thref - Ardal y De:-

- | | | |
|---|---|---------|
| 7 | 17/0418/FULL - 5 Taf Olwg Nelson Treharris CF46 6JL. | 63 - 70 |
| 8 | 17/0426/FULL - Sunny Cottage Heol y Mynydd Bedwas Caerffili CF83 8ES. | 71 - 76 |

I dderbyn a nodi yr eitem(au) gwybodaeth ganlynol: -

- | | | |
|----|---|---------|
| 9 | Ceisiadau a benderfynwyd gan bwerau dirprwyedig. | 77 - 88 |
| 10 | Ceisiadau sydd allan o amser/heb ddelio â hwy o fewn 8 wythnos i ddyddiad y cofrestrriad. | 89 - 92 |
| 11 | Ceisiadau yn aros i Gytundeb Adran 106 i gael ei gwblhau. | 93 - 94 |
| 12 | Apeliadau yn weddill ac wedi eu penderfynu. | 95 - 96 |

Cylchrediad:

Cynghorwyr M.A. Adams (Cadeirydd), Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, W. David (Is Gadeirydd), 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 a T.J. Williams

A Swyddogion Priodol



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 14TH JUNE 2017 AT 5PM

PRESENT:

Councillor M. Adams - Chair
Councillor W. David - Vice-Chair

Councillors:

Mrs E.M. Aldworth, C. Andrews, A. Angel, M. Davies, J.E. Fussell, R.W Gough, A. Higgs, A. Hussey, B. Miles, Mrs G. D. Oliver, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting, T.J. Williams

Cabinet Member for Environment and Public Protection - Councillor Mrs E. Stenner

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), C. Powell (Principal Planner), P. Den Brinker (Team Leader East), C. Boardman (Area Senior Planner), E. Rowley (Area Senior Planner), A. Pyne (Area Senior Planner), M. Davies (Team Leader South), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

1. **APOLOGIES**

Apologies for absence had been received from Councillors J. Bevan.

2. **DECLARATIONS OF INTEREST**

Declarations of interest were received at the beginning and during the course of the meeting as follows - Councillors W David, Mrs L. Aldworth, C. Andrews and A. Higgs - Code No. 17/0298/FULL, A. Higgs - Code No. 17/0201/RM and Code No. 17/0202/NCC and J. Ridgewell - Code No. 17/0270/OUT. Officers Michelle Davies and Maria Godfrey declared an interest in Code No. 17/0015/FULL. Details are minuted with the respective items.

3. **MINUTES - 5TH APRIL 2017**

RESOLVED that the minutes of the Planning Committee held on 5th April 2017 be approved and signed as a correct record.

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

4. CODE NO. 17/0140/NCC - PEN-Y-FAN FARM GRAZING LAND, MANMOEL, BLACKWOOD

Following consideration of the application it was moved and seconded that subject to the removal of condition 7 attached to the original planning consent reference 15/0433/FULL, the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the removal of condition 7 attached to the original planning consent reference 15/0433/FULL and to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2. And CW3;
- (iii) the applicant be advised of the comments of the Council's Landscape Architect.

5. CODE NO. 17/0270/OUT - LAND AT OAKDALE GOLF COURSE, OAKDALE, BLACKWOOD

It was noted that the application had been subject to a site visit on Monday 12th June 2017. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Councillor R. Saralis and Mr Powe spoke in objection to the application and Mr J. Price, the applicant's agent, spoke in support of the application.

Councillor J. Ridgewell declared an interest in that the objector to the application is known to him and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the application be deferred until the outcome of the appeal against refusal of Code No. 15/0567/OUT - Land at Oakdale Golf Course is received from the Planning Inspector for Wales. By a show of hands this was unanimously agreed.

RESOLVED that the application be deferred until the outcome of the appeal against refusal of Code No. 15/0567/OUT - Land at Oakdale Golf Course is received from the Planning Inspector for Wales.

6. CODE NO. 17/0184/COU - 16 BRYNVIEW AVENUE, TREDOMEN, HENGOED

It was noted that the application had been subject to a site visit on Monday 12th June 2017.

Councillor M. James and Mr D. Thomas spoke in objection to the application and Mrs N. John, the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that the

recommendations contained in the Officer's report be approved.

By a show of hands (and in noting there was 1 against) this was agreed by the majority present.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;
- (iii) the applicant be advised of the comments of the Council's Health and Safety Team.

7. CODE NO. 17/0306/FULL - SEDA UK LTD, 1 HAWTIN PARK, GELLI-HAF, PONTLLANFRAITH, BLACKWOOD

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2.

8. CODE NO. 17/0287/FULL - LAND AT NINE MILE POINT INDUSTRIAL ESTATE, CWMFELINFACH

It was noted that this application had been withdrawn

9. CODE NO. 17/0015/FULL - BREWERS LODGE, GORDON ROAD, BLACKWOOD

It was noted that the application had been subject to a site visit on Monday 12th June 2017.

Officers Michelle Davies and Maria Godfrey declared an interest (as the applicant is known to her and the objector is known to her respectively) and left the Chamber when the application was discussed.

Councillor N. Dix spoke in objection to the application and Mrs C Brewer, the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to amendments to condition 06 and 07 and an additional condition, the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report, amendments to conditions 06 and 07 and the following additional condition, this application be granted;

Amended Condition (06)

All openable glazing units on the front elevation of the property shall be closed to achieve maximum sound reduction when any live or recorded music, including amplified entertainment or when a speech is taking place.

Reason: In the interests of nearby residential amenity

Amended Condition (07)

The roof of the extension hereby approved shall only be used as a means of fire escape and for maintenance purposes in connection with the building only and for no other purpose whatsoever.

Reason: To control the use of the building in the interests of residential amenity.

Additional Condition (09)

The extension hereby approved shall not be occupied until the proposed parking area 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

Reason: In the interests of highway safety.

- (ii) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in 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;
- (iii) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 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);
- (iv) the applicant be advised of the comments of Glamorgan-Gwent Archeological Trust. 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 CfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member;

- (v) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3.

10. CODE NO. 16/0930/OUT - LAND OPPOSITE HIGHCREST GARAGE, JAMES STREET, MARKHAM

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4.

11. CODE NO. 16/0931/OUT - LAND OPPOSITE HIGHCREST GARAGE, JAMES STREET, MARKHAM

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4.

12. CODE NO. 16/0932/OUT - LAND OPPOSITE HIGHCREST GARAGE, JAMES STREET, MARKHAM

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4.

13. CODE NO. 16/0933/OUT - LAND OPPOSITE HIGHCREST GARAGE, JAMES STREET, MARKHAM

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4.

14. CODE NO. 17/0165/FULL - T G HOWELL AND SONS LIMITED, CLIFTON STREET, ROGERSTONE, RISCA

It was noted that the application had been subject to a site visit on Monday 12th June 2017.

Councillor A. Passmore spoke in objection to the application and Mr D. Poole, the applicant's agent, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an amendment to conditions 02 and 03 and an additional condition, the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to an amendment to condition 05, the following additional condition, and the conditions contained in the Officer's report this application be granted;

Amended Condition (02)

Within 2 calendar months of the date of this consent, 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, Risca shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented within 1 calendar month of the agreement of the details.

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).

Amended Condition (03)

The doors facing no: 8 Clifton Street shall be glazed with obscure glass within 1 calendar month of the date of this consent and shall be maintained as obscurely glazed at all times.

Reason: In the interest of residential amenity.

Additional Condition (04)

The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 949/P.03, Rev. B, Proposed Plan and Elevations of New Office, received 02.06.2017; Drawing No. 949/P.02, Proposed Site Plan, received 07.03.2017; Site Location Plan, received 07.03.2017.

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

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

15. CODE NO. 17/0201/RM - LAND ADJACENT TO 135 JUBILEE ROAD, ELLIOT'S TOWN, NEW TREDEGAR

Councillor A. Higgs declared a prejudicial interest as he has family living in proximity to the site and left the Chamber when the application was discussed.

It was noted that the application had been subject to a site visit on Monday 12th June 2017.

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

RESOLVED that: -

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

Additional Condition (08)

Notwithstanding the submitted plans no works shall commence on site until after a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide details of the contractors parking provision, details of the HGV delivery movements in terms of size, and the duration and number of vehicles, for approval. The works thereafter shall be carried out in accordance with the approved plan.

Reason: In the interests of highway safety.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;
- (iii) the applicant be advised of the comments of the Senior Engineers (Land Drainage).

16. CODE NO. 17/0202/NCC - LAND ADJACENT TO 135 JUBILEE ROAD, ELLIOT'S TOWN, NEW TREDEGAR

Councillor A. Higgs declared a prejudicial interest as he has family living in proximity to the site and left the Chamber when the application was discussed.

It was noted that the application had been subject to a site visit on Monday 12th June 2017.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;
- (iii) the applicant be advised of the comments of the Senior Engineers (Land Drainage).

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

17. CODE NO. 17/0298/FULL - 105 ST MARTIN'S ROAD, CAERPHILLY

It was noted that the application had been subject to a site visit on Monday 12th June 2017.

Councillors Mrs L. Aldworth, C. Andrews, W. David and A. Higgs declared a prejudicial interest in that the objector to the application is known to them and left the Chamber when the application was discussed.

Ms Cath Lewis spoke in objection to the application and Mr Jewell, the applicant, spoke in support of the application.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that 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;
- (iii) 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. Attention be 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-influencingdistance-of-mine-entries>

- (iv) 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;
- (v) 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;
- (vi) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in 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;
- (vii) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 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);
- (iix) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is

relevant to the conditions of the permission: CW2;

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

18. CODE NO. 17/0226/FULL - 6/6A COMMERCIAL STREET, YSTRAD MYNACH, HENGOED

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant's attention be 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 the 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>;
- (iii) the applicant be advised to note that works to/near an ordinary watercourse (including a culvert) may require consent under the Land Drainage Act 1991, as such advised to contact the Land Drainage Department on 01495 235794 for further information;
- (iv) the applicant be advised that 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
- (v) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2;
- (vi) the applicant be advised of the comments of the Head of Public Protection.

19. CODE NO. 17/0323/FULL – HAZELWOOD, WATERLOO LANE, MACHEN, CAERPHILLY

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

RESOLVED that: -

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

Additional condition (04)

Prior to the commencement of development, a scheme indicating an area(s) for the storage of excavated and construction materials associated with the development and details of tree protection fencing shall be submitted for the written approval of the Local Planning Authority. The agreed area(s) for storage and the tree protection fencing shall be erected prior to any site excavation and/or construction materials for the development being brought onto site and thereafter be retained until completion of the development. No construction or excavated materials shall be stored outside of the agreed storage area(s).

Reason: To ensure suitable protection for trees during the development.

Additional condition (05)

No development or site vegetation clearance shall take place until a detailed Dormouse Method/Mitigation Statement has been prepared by a competent ecologist, to include the proposed development area and any work/storage areas and shall be submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.

Reason: To ensure adequate protection for protected species.

Additional condition (06)

Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats on the new extension at Hazelwood, Waterloo, Machen, 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).

Additional condition (07)

Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) on the new extension at Hazelwood, Waterloo, Machen, 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).

- ii) the applicant be advised that 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;
- (iii) 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-influencingdistance-of-mine-entries>

- (iv) the applicant be advised that 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;
- (v) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in 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;
- (vi) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 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);
- (vii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: SP6 and CW2.

20. CODE NO. 17/0019/FULL – GREENACRES, RUDRY ROAD, PORSET, CAERPHILLY

It was noted that 5 letters of objection from 3 different parties had been received.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in 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;
- (iii) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 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);
- (iv) the applicant be advised that 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;
- (v) 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;

- (vi) the applicants attention be 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-influencingdistance-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 information on past, current or future 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
- (vii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2;
- (iix) the applicant be advised of the comments of the Council's Ecologist

21. 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 8.30pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th July 2017, they were signed by the Chair.

CHAIR

MEMBERS SITE VISIT - 12TH JUNE 2017

PLANNING APPLICATION REFERENCE: 17/0270/OUT

PROPOSED DEVELOPMENT: 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

LOCATION: Oakdale Golf Course Lane, Oakdale

1. The case officer explained the purpose of the site visit and that the main concern is the additional traffic generated as a result of the development and the impact that it will have on the conservation itself. The chairman stated that there were no concerns about the layout therefore the meeting moved to inspect the highway situation at the school.
2. At the site entrance Cllr Roy Saralis questioned the limited visibility at the bend caused by the existing hedgerow leading towards the site entrance.
3. The Highway Engineer agreed that there was limited forward visibility at the bend, however it meets national visibility guidance (33 metres at 30 mph). He also confirmed that traffic moves at considerably low speeds because of the traffic calming effect of the bend and this was noted by the observations of those present. It was also explained that no accidents have been reported along this stretch of road.
4. Cllr Saralis questioned the impact of the additional traffic at school peak times. The Highway Engineer explained that the peak times for the development should not occur at the same time as those for the school. Peak times for the development are estimated to be:
8 am - 9am 5:30 - 6:30pm
5. Cllr Saralis questioned how construction traffic could be managed comprehensively. It was explained that a Traffic Management Plan could limit the size of vehicles and delivery times and this would be enforced by the planning department.
6. The Chair asked the Agent if the applicant would accept a requirement for a traffic management plan. The Agent confirmed that it would be acceptable and that the Housebuilder would not want to jeopardise any future developments within the borough or create any local animosity.
7. The meeting then moved on to the school entrance to observe the traffic movements at the time the children were being collected (3.00pm).
8. Cllr Brenda Miles asked whether the increase in children to the area will affect existing pressures on the school. The case officer advised that the school is currently at capacity, however, not all the school children live locally and the parents have chosen to send their children to the school where places have been available. However, any additional children in the community should have priority to attend the school before places are offered outside the community.

Gadewir y dudalen hon yn wag yn fwriadol

PREFACE ITEM

APPLICATION NO. 17/0270/OUT

APPLICANT(S) NAME: Persimmon Homes East Wales

PROPOSAL: 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

LOCATION: Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood

This application was reported to Planning Committee on 14th June with a recommendation that permission should be granted a copy of the previous report is attached. The Committee deferred the application to enable an appeal that was in progress to be determined. At the time the application was reported to that Committee it was assumed that a decision would be received in time for the next Committee. This application will still require the issue of a decision notice at some point in time, therefore it is necessary to determine as to how that decision should be issued. At the time of preparation of this item an email has been received from Welsh Government explaining that the Ministers have only just received the Inspector's report and the indicative target for determining the appeal is now 12th September 2017. This date is clearly well beyond the current Committee. Members will recall the advice of the Legal Officer at the previous Committee which was that there did not appear to be any legal impediment to deferring the determination until the appeal has been determined. The Officer gave that advice on the basis that the appeal decision was expected before this Committee.

A delay would further expose this application to an appeal against non-determination, the deadline for which has already passed in June of this year. Given that this application presents no further information or a proposal that is different to that of the appeal proposal it is therefore considered by officers that it would be reasonable to await the appeal decision, although members should be advised that officers cannot be certain that the applicant will not appeal against the current failure to determine this application and thus subsequently make a claim for costs on the basis of unreasonableness.

The recommendation below is therefore that officers be authorised to further defer the determination of this application until the appeal decision is received.

Cont'd.....

Application No. 17/0270/OUT Continued.

RECOMMENDATION - that the determination of this application is deferred until the appeal decision is received and on the basis of the latest letter from Welsh Government it is expected that the application will be reported back to Committee on 13 September 2017.

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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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Cont'd

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

Appendix

Planning Committee 14.06.17

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.

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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.

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Planning Committee 14.06.17

- 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 "misled" 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.

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- 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.

Cont'd

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Application No: 17/0270/OUT Continued

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.

Cont'd

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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

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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

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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.

Cont'd

Appendix

Planning Committee 14.06.17

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.

Cont'd

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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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Planning Committee 14.06.17

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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

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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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Application No: 17/0270/OUT Continued

- 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

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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.

- Cont'd

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Application No: 17/0270/OUT Continued

- 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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Application No: 17/0270/OUT Continued

- "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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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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- 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

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Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

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Application No: 17/0270/OUT Continued

- 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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Application No: 17/0270/OUT Continued

- 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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Application No: 17/0270/OUT Continued

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.

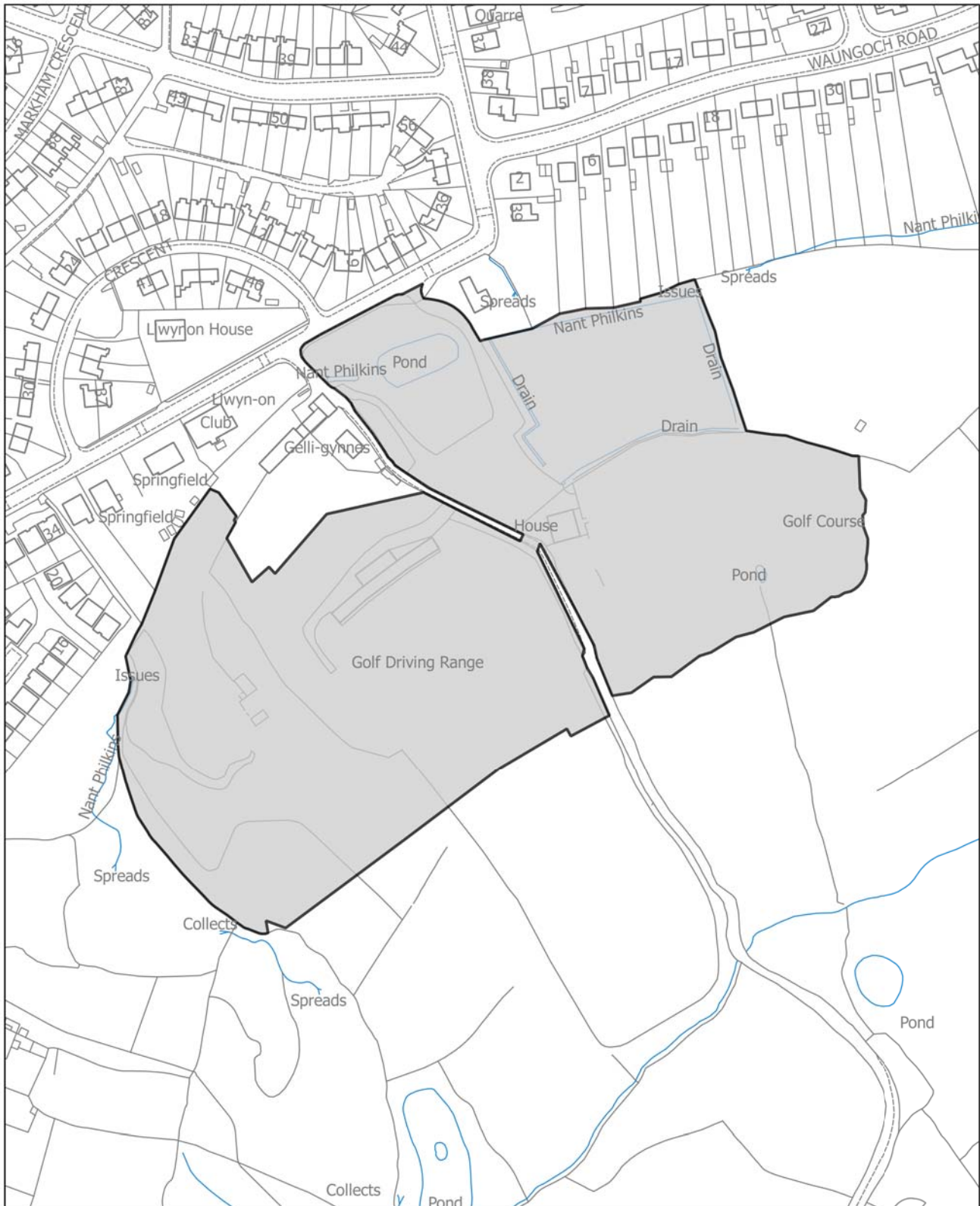
f. It is recommended the applicant open early dialogue with Dwr Cymru Welsh Water (DCWW) with regards to foul/ surface water drainage arrangements, and secure the necessary permissions/ adoption agreements, where interaction with DCWW infrastructure is proposed.

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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Eitem Ar Yr Agenda 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0101/COU 09.02.2017	Mekatek Ltd Mr P Mellor C/o JCR Planning Ltd Unit 2 Cross Hands Business Workshop Heol Parc Mawr Cross Hands Carmarthenshire SA14 6RE	Change of Use from B2 to Waste Management Facility Unit C Maerdy Industrial Estate (South) Rhymney Tredegar NP22 5PH

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The site address is Unit C Maerdy Industrial Estate, Rhymney. It is located south of the Heads of the Valleys Road, approximately 400 metres north-east of The Square, Pontlottyn with access off a minor road leading from the B4257, Wellington Way.

Site description: The site is an existing industrial unit with a yard area to the front and side and landscaped areas on the boundary. It extends to 8.93 hectares of level land and it contains an existing 10,000 square metre industrial building. There are other industrial uses immediately to the north and to the west across the railway line. The residential area of Rhymney lies to the east beyond the B4257. There are two houses on the west side of the B4257, and St Clare's sheltered housing scheme lies to the south of the unit on the access route. A Council depot lies to the south between St Clare's and the application site. Permission has been granted for housing development on the currently vacant land at the junction of Wellington Way and the access road (formerly a car sales plot).

Development: The application proposes the change of use of the unit to operate a waste recycling and transfer business from the site. The proposed development involves the processing of up to 75,000 tonnes per annum of non-organic waste including paper, card, plastics, wood, scrap metal and electrical goods (televisions, monitors, white goods etc). The waste materials imported to the site would be broken down into their component materials and would be subject to various processes, including shredding, granulating and crushing to create materials for use elsewhere. All of the processes would take place within the existing building, which would be fitted with appropriate dust suppression measures. Dust arising from the processes would be used in the manufacture of concrete blocks on the site.

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Some external storage of concrete blocks and recycled material would take place on the hard surfaced area outside the building. Any batteries brought to the site would be stored within an existing storage building at the entrance to the site until collected by an authorised handler for transfer off site.

Dimensions: The dimensions are as existing.

Materials: The materials are as existing.

Ancillary development, e.g. parking: There are parking areas within the site for staff and visitors.

PLANNING HISTORY 2005 TO PRESENT

P/05/1193 - Erect structure for insulated cladding testing - Granted 18.11.05.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement boundaries (SP5, CW15) and is allocated for employment.

Policies: The following policies are relevant to the determination of this application: SP6 Place making, SP9 Waste management, SP21 Parking standards, CW2 Amenity, CW3 Design considerations highways, CW13 Use class restrictions-business and industry, CW5 Protection of water environment, EM2.4 Secondary employment site protection.

NATIONAL POLICY Planning Policy Wales November 2016, Technical Advice Note 21: Waste 2016, TAN 15 Development and Flood Risk.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? A screening opinion was issued under reference EIASCR/16/0006.

Was an EIA required? No.

Cont'd.....

Application No.17/0101/COU Continued.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield but this application is for a change of use with no additional construction proposed. Therefore, a coal mining risk assessment is not required.

CONSULTATION

Head Of Public Protection - No objection subject to conditions restricting hours of operation for deliveries and external activities and a closed door strategy being implemented.

Transportation Engineering Manager - No objection is raised.

Natural Resources Wales - Advice was provided to the applicant in the Statutory Pre-Application process. That advice remains current as the proposed scheme has not changed and no new information has been provided. The application lies within a C2 flood zone. The proposed use for waste management is considered to be "less vulnerable development" and is therefore acceptable. The controlled waters at the site are also of low environmental sensitivity. It is advised that the site may require an environmental permit or exemption, which should be obtained before the proposed use takes place on site.

Network Rail - No objection raised in principle. Advice is provided for applicant.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of site notices in the local area, a press notice and letters to 58 properties in the local area.

Response: A petition has been received with 191 signatures, together with one letter of objection and 18 proforma letters submitted online.

Summary of observations: The responses can be summarised as follows:

- 1 The site is too close to a residential area and will bring "discomfort" to the residents of St Clare's and Tan Y Bryn due to traffic, noise, smells and hazardous waste.
- 2 The amount of pollution the facility could cause and its impact on the health of local residents.
- 3 The planning application has not been widely publicised in the community.
- 4 Objection to another noisy recycling plant close to residential property, processing hazardous waste.

Cont'd.....

Application No.17/0101/COU Continued.

An objection has also been received from Rhymney Community Council. The grounds are the potential for increased traffic, the associated noise pollution from traffic and operations at the unit, and the risk of hazardous materials being recycled at the plant.

SECTION 17 CRIME AND DISORDER ACT

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

The proposed development is unlikely to have a significant impact on crime and disorder locally.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No. There is no increase in floor space.

ANALYSIS

Policies: The application has been considered in the context of national policy and policies in the Caerphilly County Borough Local Development Plan adopted November 2010. The main considerations are considered to be:

1. National and regional waste planning policy (PPW, TAN21).

"Towards Zero Waste- One Wales: One Planet" sets out the Welsh Assembly Government's long term framework for resource efficiency and waste management between now and 2050. It is an overarching waste strategy document and is developed in terms of delivery in four sector plans, including the Collections, Infrastructure and Markets (CIM) Sector Plan. TZW sets out a target of achieving zero waste by 2050 with an interim target of achieving a 70% recycling rate by 2025. In terms of land use planning, PPW states that planning authorities should in principle be supportive of facilities, which fit with the aspirations of TZW and the sector plans and reflect the priority order of the waste hierarchy as far as possible. The CIM sector plan indicates a move towards a position where disposal and recovery options are reduced in favour of high volume source segregated collection followed by reprocessing, preparation for re-use and prevention. Planning authorities need to facilitate the provision of a wide ranging and diverse waste infrastructure in order to achieve these aims.

Cont'd.....

Application No.17/0101/COU Continued.

TAN21 provides advice on how the land use planning system should contribute towards sustainable waste management and resource efficiency. Land use planning should help to drive the management of waste up the waste hierarchy and facilitate the provision of an adequate network of appropriate facilities as well as minimising the impact of waste management on the environment and on human health through the appropriate location of such facilities. In addition, they should recognise the economic and social benefits that can be realised from the management of waste as a resource.

The extent to which a development proposal for waste management demonstrates a contribution to the aims of TZW, CIMSP and the LDP in economic, social and environmental terms is a material planning consideration. Recycling should be encouraged where waste cannot be re-used as it can reduce demand for resources and reduce emissions.

The South East Wales Regional Waste Plan 1st review sets out the results of a joint working collaboration between the eleven local authorities involved to develop an integrated and adequate network of modern waste management facilities by providing information on the types of facilities required and the locations likely to be acceptable. The agreed strategy involves high levels of source segregated recycling and composting, with residual waste being managed by a range of recovery facilities.

The proposed facility would make a direct contribution to maximising the volume of waste recycled and minimising the quantity of waste sent to landfill. Therefore, there is considerable support in national and local policy for the provision of infrastructure such as that proposed to ensure that recycling targets can be met. However, this has to be balanced against the environmental and amenity impacts of the proposed development.

2. Locational considerations (CW15, SP5, SP9, CW13, E.M.2.4).

The site is within settlement boundaries and is within a site protected as a secondary site for employment use in the adopted LDP. Policy CW13 states that development will be permitted on secondary employment sites if it is within B1, B2 or B8 use class or an appropriate sui generis use or where it provides an ancillary facility or an acceptable commercial service. The proposed use is akin to an industrial employment use.

It is considered that the proposed development is consistent with the LDP in that policy SP9 identifies all allocated and protected class B2 industrial estates as being potentially suitable locations for new in-building waste management facilities. Advances in technology mean that many modern waste recycling facilities look no different on the outside to any other industrial building and contain de-manufacturing processes that are not significantly different to any other industrial process in terms of its impact.

Cont'd.....

Application No.17/0101/COU Continued.

3. Amenity (CW2).

Policy CW2 in the adopted LDP states that development proposals should not have an unacceptable impact on the amenity of adjacent properties, should not result in overdevelopment of the site and should be compatible with surrounding land uses.

The site is within a mixed industrial and residential area. The main residential area of Rhymney lies some 50 metres to the east of the site at a raised level beyond the main road and there are residential properties to the south east, the closest of which is located at a distance of 80m from the site. St Clare's sheltered housing complex lies approximately 196m from the recycling building.

The facility would not treat malodourous waste and all processing would take place within the building, which would minimise fugitive dust and litter. Only small quantities of waste classed as hazardous such as batteries and components of the waste electronic and electrical equipment are to be dismantled at the site and would be stored securely for transport off site.

A noise report has been submitted with the application which states that monitoring results reinforced observations that the internal machinery would not be heard at any sensitive external receptors. There was no increase in noise recorded at the perimeter of the site irrespective of whether the machinery was running or not and whether the machinery was running with material being processed or not. The main sources of noise will be traffic movements and movement or loading of containers in the yard area. The impact of these activities can be reduced by appropriate conditions.

Head of Public Protection has not objected to the proposed development subject to appropriate conditions.

The proposed use would take place at an existing industrial unit and any additional visual impact would, therefore, be limited.

4. Traffic and highways impact (CW3, SP21).

Vehicle movements will include 10 hook lift vehicles arriving and departing from the site each day. Of these 6 would take loads out as well as transport waste in. The applicant expects no more than five articulated vehicles to arrive at and leave from the site each day giving a total of 30 commercial vehicle movements spaced evenly throughout the day with approximately two arriving and two leaving each hour.

Cont'd.....

Application No.17/0101/COU Continued.

In addition, smaller supplier vehicles would arrive and leave throughout the day to deliver consumables such as packaging, fuel, spares etc. and staff vehicles would also use the site.

The Council's Transportation Engineering Manager has considered the transport statement provided by the applicant and has raised no objection to the proposal. The proposed level of vehicle generation is not considered to be significantly greater than would be expected from the existing use of the building for its approved manufacturing use. The current B2 permission is not restricted in terms of vehicle movements.

5. Environmental impact (CW5).

The site and operations would be subject to an environmental permit. PPW advises that planning conditions should not duplicate conditions attached to an environmental permit but local planning authorities must be satisfied that proposals are capable of effective regulation. NRW has not objected to the current proposals.

The site is within the 1% and 0.1% annual probability fluvial flood outlines of the river Rhymney (zone C2). NRW consider the proposed use to be "less vulnerable" development and the applicant has provided a flood response plan. The controlled waters adjacent to the site are considered to be of low environmental sensitivity and measures can be put in place to prevent contaminated run-off.

The site is an existing employment site and is not subject to any ecological designation.

6 Economic and social impact.

The company would provide employment (between 30 and 60 jobs) in an area of high unemployment and social disadvantage. The facility would also bring economic benefits to the area through the supply chain and through wages.

Comments from Consultees: No objection has been raised by consultees.

Comments from public: The comments received from members of the public regarding the impact upon nearby residential properties and traffic are addressed in the report above. There is suggestion that the planning application has not been widely publicised in the community. The application has been advertised in accordance standard planning procedure.

Cont'd.....

Application No.17/0101/COU 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.

Conclusion.

Overall it is considered that the proposed development is consistent with national policy and guidance in that it supports more sustainable management of waste and would bring economic and social benefits. It is also consistent with policies in the adopted LDP in terms of location and use.

An assessment of the environmental and amenity impacts by the relevant technical consultees indicates that these will not be significant and are capable of being adequately controlled by planning conditions where not covered by regulation under the environmental permit. The proposed development will not generate a level of traffic significantly higher than the existing B2 use, which is not restricted in terms of lorry movements.

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, except where modified by the conditions below, in accordance with the following documents
 - a) The planning application and supporting statement received on
 - b) Submitted plans and documents:
Drawing No ADC/JE/02B date Dec 2016,
Drawing No ADC/JE/01A date Dec 2016.
- 03) No deliveries shall be received at the site or dispatched from the site except between the hours of 06.00 and 19.30 Monday to Friday and between 08.00 and 13.00 on Saturdays. No deliveries shall take place on Sundays or bank holidays.
REASON: To protect residential amenity.

Cont'd.....

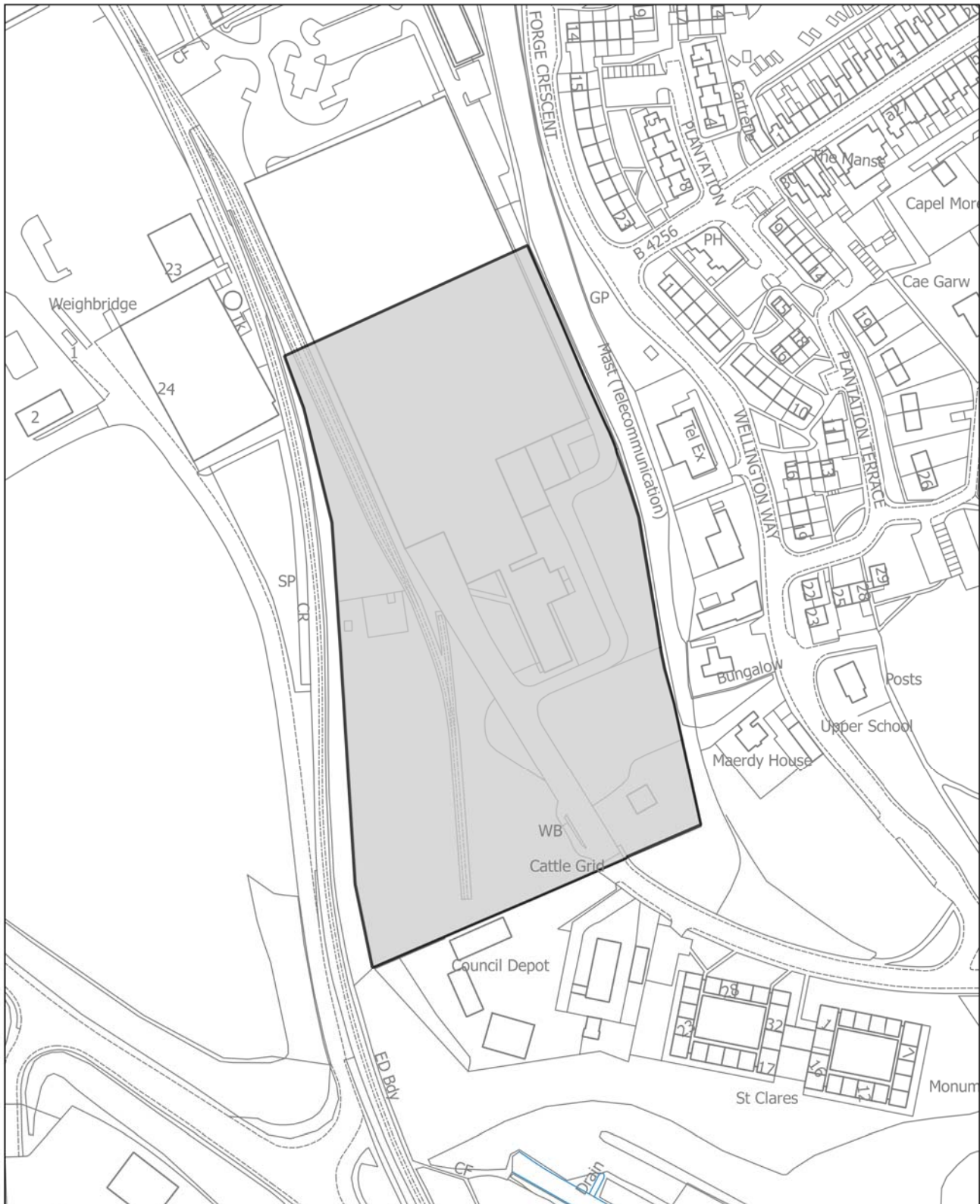
Application No.17/0101/COU Continued.

- 04) No processing or sorting of waste shall take place except within the building on the site approved for this purpose. External storage shall be limited to finished recycled material or products, not exceeding a height of three metres or enclosed in skips or containers stored within the designated skip storage area shown on the revised site layout plan ADC/JE/02B.
REASON: To protect residential and local amenity interests.
- 05) No movement, unloading or unloading of containers within the yard area shall take place except between the hours of 06.00 and 19.30 Monday to Friday and between 08.00 and 13.00 on Saturdays. No such activities shall take place on Sundays or Bank holidays.
REASON: To safeguard the amenity interests on the local area and of local residents.
- 06) 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.

Advisory Note(s)

Please find attached the comments of Network Rail and Natural Resources Wales 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: SP5, SP9, SP21, CW2, CW3, CW15, CW13, CW5, EM2.4.



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Eitem Ar Yr Agenda 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0412/FULL 30.05.2017	Mrs T Etheridge 13 Raglan Close Cefn Fforest Blackwood NP12 1GA	Construct a rear dormer loft conversion 13 Raglan Close Cefn Fforest Blackwood NP12 1GA

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the south-western side of Raglan Close, Cefn Fforest.

House type: Semi-detached bungalow with a garden to the front and rear.

Development: Planning permission is sought to erect a box dormer on the rear elevation of the building. The development will provide one additional bedroom and bathroom.

Dimensions: The proposed dormer measures 6.4 metres in width by 2.35 metres in height and projects 4.35 metres in depth.

Materials: White upvc cladding to match the adjoining dormer.

Ancillary development, e.g. parking: One additional off-street parking space will be provided.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: SP6 (Place Making), CW2 (Amenity) and advice contained in the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017) and LDP 5: Car Parking Standards (January 2017).

Cont'd.....

Application No. 17/0412/FULL Continued.

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance, however six neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

SECTION 17 CRIME AND DISORDER ACT

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

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

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. 17/0412/FULL Continued.

COMMUNITY INFRASTRUCTURE LEVY

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

ANALYSIS

Policies: This proposal is reported to Planning Committee because the applicant is related to a Member of this Council. The application has been considered in accordance with National Plan Guidance, Local Plan Policies and Supplementary Planning Guidance. The main issue in the determination of this planning application is considered to be the effect that the development has upon the streetscene and the amenity of the residents of the neighbouring properties.

In that regard, whilst the proposal does not accord with the guidelines set out in Guidance Note 4 of the local authority's adopted Supplementary Planning Guidance LDP7: Householder Developments (January 2017), the proposal should be assessed in relation to the context of the surrounding area. That said, the adjoining bungalow has an existing flat roofed box dormer on the rear roof plane and in this instance, the proposed development and its materials sits comfortably within the context of the existing streetscene. In light of this, it is not considered that the proposed development would detract from the visual amenity of the area and would have little or no impact on the amenities received by the neighbouring properties with regard to the required privacy distance. It is noted that the internal alterations in addition to the rear dormer will provide one additional bedroom, and therefore one additional off-street parking space will need to be provided. This will be secured by way of condition to ensure that the proposed works would have no detrimental impact on the safe, effective and efficient use of the transportation network.

In conclusion, it is considered that the proposed works are in keeping with the character of the host dwelling and would not have a detrimental impact on the privacy or amenity of neighbouring dwellings. As such the proposal accords with Policy CW2 of Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: None.

Comments from public: Not Applicable.

Other material considerations: None.

Cont'd.....

Application No. 17/0412/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:
Dwg No: 7/5/17-1 Proposed Floor Plans and Elevations received on 11.05.2017
Dwg No: 7/5/17-2 Proposed Block Plan and car parking layout received on 09.06.2017
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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.

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.

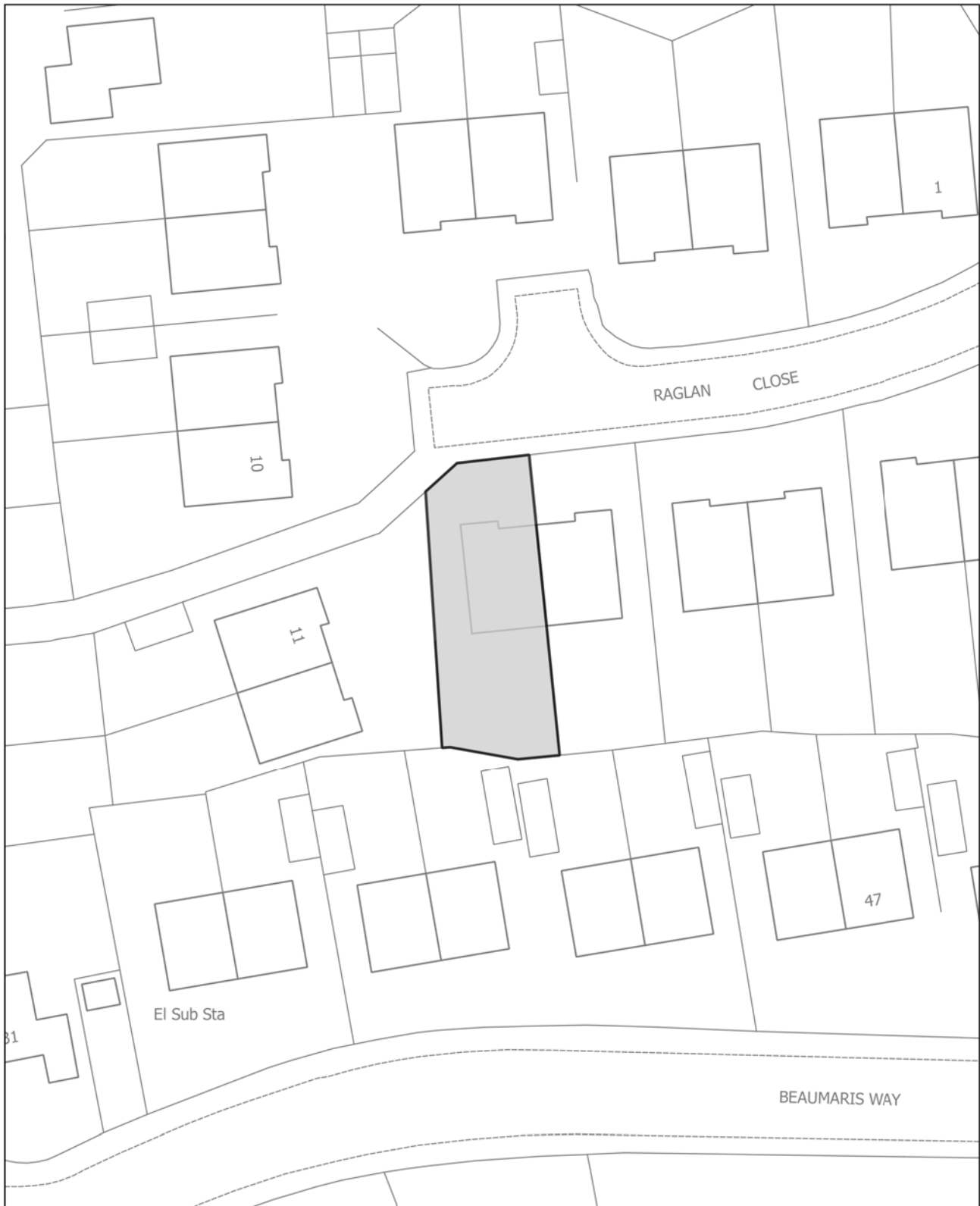
Cont'd.....

Application No. 17/0412/FULL Continued.

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

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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Eitem Ar Yr Agenda 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0418/FULL 15.05.2017	Mr L Thomas 5 Taf Olwg Nelson Treharris CF46 6JL	Erect two storey side extension and alter single storey rear structure 5 Taf Olwg Nelson Treharris CF46 6JL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 5 Taf Olwg, Nelson, Treharris, CF46 6JL.

House type: Semi-detached dwelling within an existing housing estate fronting eastwards onto Taf Olwg road with residential properties beyond. To the north is number 3 Taf Olwg one of an adjacent pair of semi-detached properties, south is the attached neighbour (7 Taf Olwg). To the west is a rear parking court and the rear curtilage area of a semi-detached property (4 St John's Lane). Other properties in St John's Lane and Taff Olwg lies beyond the parking court further to the west.

Development: Two-storey extension to the side of existing property and alterations to the single storey structure to rear. The extension will provide a enlarged kitchen area and integral garage at ground floor and bedroom with extended bathroom at first floor level. The property is currently a three bedroom dwelling and an existing bedroom is shown to be utilised as an office in the proposed plans.

Dimensions:

Side Extension

- 2.7m wide by 8.7m long at ground floor and 7.4m long at first floor with an overall height of 7.1m.

Single Storey Rear Extension

- 4.9m wide by 3.7m long with an overall height of 3.4m.

Materials:

Existing

- Walls Brickwork, roof Concrete tile.

Cont'd.....

Application No. 17/0418/FULL Continued.

Proposed:

- Wall Brickwork and Render. Roof: Concrete tile.

Ancillary development, e.g. parking: Additional parking space on driveway proposed.

PLANNING HISTORY 2005 TO PRESENT

17/0112/FULL - Erect a two-storey extension to the side of property and alterations to single -storey structure to the rear - Withdrawn 30.03.17.

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, attach informative note.

Cont'd.....

Application No. 17/0418/FULL Continued.

CONSULTATION

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

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 10 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? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies: This application is reported to Planning Committee as the applicant's spouse is an employee of the Council.

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 impact on neighbour amenity and the impact of the visual appearance of the development on the character of the area.

Cont'd.....

Application No. 17/0418/FULL Continued.

The application property (5 Taf Olwg) is located within Taf Olwg road which has a staggered building line on the western side. The neighbouring property to the north (3 Taf Olwg) has its footprint located further forward than the application property with the rear building line of the application property projecting behind the rear building line of number 3 (circa 2.5-3m). Number 3 Taf Olwg has an existing two storey side extension approved and constructed under permission (P/97/0143).

A previous application was withdrawn by the applicant prior to being brought before Members at Planning Committee which was recommended for refusal because of it being considered to have an overbearing and enclosing impact on the adjacent property and rear curtilage area of number 3 Taf Olwg and an unacceptable impact on the light outlook and level of amenity of its occupants.

The current application has introduced some changes to the previously withdrawn scheme. To address concerns in relation to the impact on the adjacent property to the north (3 Taf Olwg) the first floor element of the side extension has been stepped back by approximately 0.6m and the ridge height of the extension stepped down 0.3m from the main roof height. It is noted that due to the relative footprints of the two dwellings the proposed extension will still project behind the rear building line of 3 Taf Olwg. The nearest fenestration on the rear of 3 Taf Olwg approved under permission P/97/0143 serve a ground floor kitchen and an upper floor bathroom window which are both not classified as principal rooms within adopted Supplementary Planning Guidance LDP7 (Householder Development).

The impact on neighbour amenity on number 3 Taf Olwg has been considered. No objections have been received relative to the current application, nor were received to the withdrawn scheme. The reduction in the size of the two storey element is considered to reduce the impact on the occupants of number 3 Taf Olwg. On balance it is considered that the proposed extension will not have an unacceptable impact on light, outlook or overshadowing to number 3 Taf Olwg. The attached neighbouring property (7 Taf Olwg) to the south will be screened from the side extension by the existing portions of the application property. The single storey rear extension will replace an existing conservatory and is considered to have an acceptable impact on the levels of amenity currently enjoyed by the occupants of number 7 Taf Olwg. It is considered that no unacceptable overlooking will occur from the development, properties to the west on Taf Olwg and St John's Lane are at angled orientation to the development and there would be acceptable separation distances to curtilage areas and facades.

Cont'd.....

Application No. 17/0418/FULL Continued.

In terms of the design of the extension it will appear similar in appearance to the existing side extension on number 3 Taf Olwg which is stepped forward of the application dwelling. The difference in the front building lines between those two properties also means it is not considered to have an unacceptable terracing effect within the street scene.

The proposed extension will have an acceptable visual impact, impact on the amenity of occupants of neighbouring properties and suitable parking provision according with adopted Local Development Plan Policies SP6 (Placemaking), CW2 (Amenity) and CW3 (Highways). It is recommended for approval accordingly.

Comments from consultees: Transportation Engineering Manager has offered no objections to the development and planning conditions are proposed to be attached to the permission requiring parking spaces to be surfaced and made available prior to the occupation of the extension.

Comments from public: None.

Other material considerations: The submitted plans have annotations indicating the building line of number 3 Taf Olwg. It is noted that these do not reflect the actual position of the footprint of number 3 Taf Olwg and therefore an assessment of the likely impact of the development of the proposal was undertaken by the Local Planning Authority and found to be acceptable.

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. 17/0418/FULL Continued.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Combined Plan, drawing reference Drawing No.1, received 15.05.17,
- Site Location Plan, block plan and section, drawing reference Drawing No.2, received 15.05.17.
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.
- 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) The extension shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and shall have been surfaced in a porous or permeable permanent material that do not result in loose material being deposited on the highway (i.e. porous bitumen, self draining pavements). Those parking areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 06) Rainwater run-off shall not discharge into the highway surface-water drainage system.
Reason: In the interests of Highway Safety.

Cont'd.....

Application No. 17/0418/FULL Continued.

Advisory Note(s)

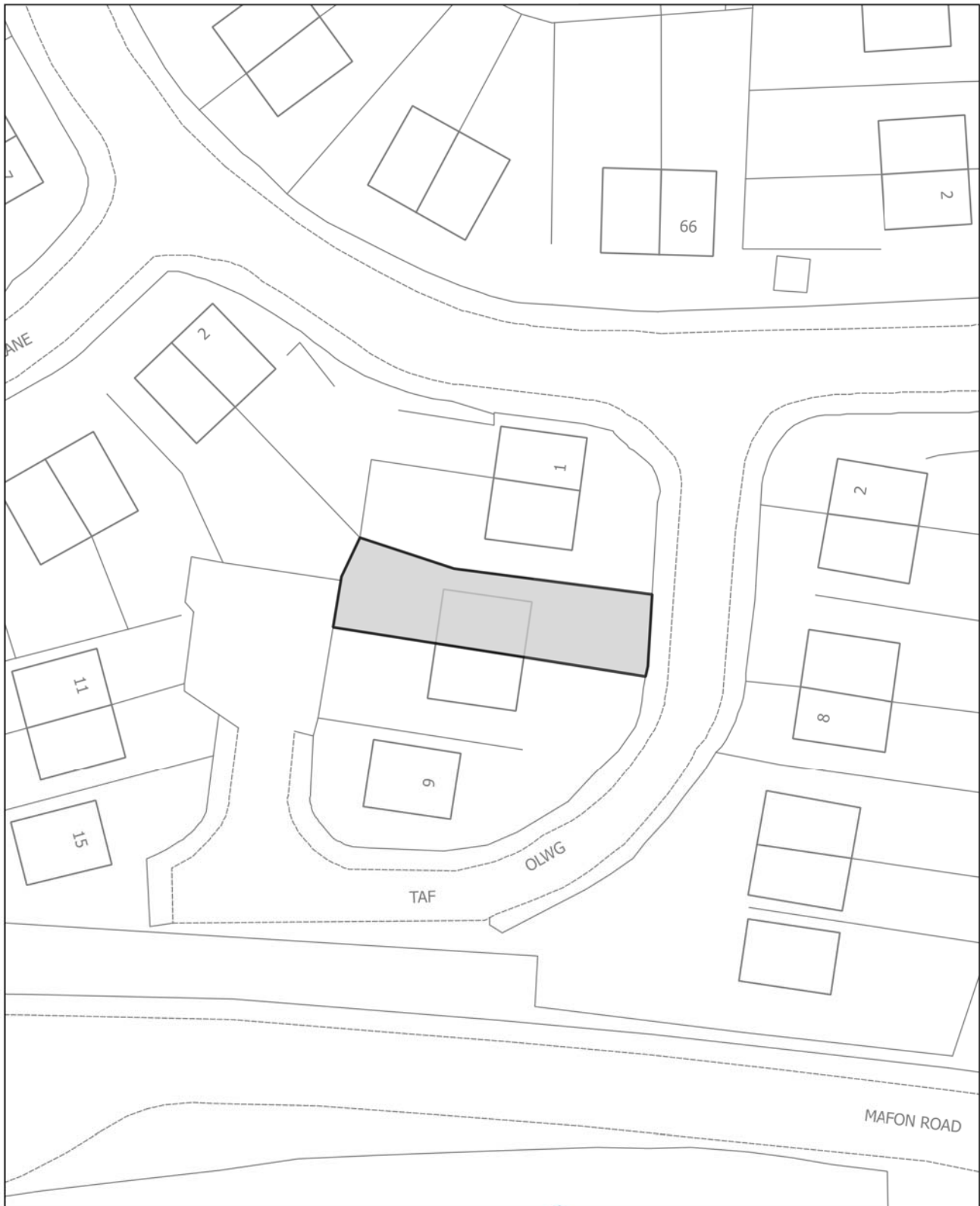
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

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: CW2 and CW3.



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Eitem Ar Yr Agenda 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0426/FULL 18.05.2017	Mr & Mrs Edwards Sunny Cottage Mountain Road Bedwas Caerphilly CF83 8ES	Erect new sun room to west elevation of existing house Sunny Cottage Mountain Road Bedwas Caerphilly CF83 8ES

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Sunny Cottage, Mountain Road, Bedwas, Caerphilly, CF83 8ES.

House type: A detached property located to the west side of Mountain Road, Caerphilly. To the north are fields, to the west and south is the curtilage of a detached dwelling (Rockleize), to the east is Mountain Road with residential properties beyond.

Development: Erect new sun room to west elevation of existing house.

Dimensions: 3m wide by 3.4m deep with a height of 3.6m.

Materials: Rendered walls with a slate roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

10/0006/FULL - Erect two-storey rear bathroom and utility room extension and associated alterations - Granted 11.02.10.

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).

Cont'd.....

Application No. 17/0426/FULL Continued.

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, attach informative note.

CONSULTATION

CADW - The proposed sun room extension lies c 180m north west of scheduled monument Bedwas Churchyard Cross (MM143). The cross is located on the south side of St Barrwg's Church which lies between it and the proposal. There will be no effect on the monument's setting.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letter.

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.

Cont'd.....

Application No. 17/0426/FULL Continued.

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: This application is being reported to planning committee as the agent's spouse is an employee of the Authority. It has been considered in accordance with national guidance, local plan policy and supplementary planning guidance.

The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area. The design of the extension is acceptable, it is noted that the dwelling has been subject to several extensions in the past, however the current proposal represents a relatively modest addition to the property. The design accords with adopted Local Development Plan Policy SP6 (Placemaking) and Supplementary Planning Guidance LDP7 (Householder Development).

A detached property (Rockleize) is located south-west of the application dwelling at a lower level and its extensive curtilage abuts the application site to the west and south. The proposed extension is single storey and there is approximately 7 metres separation distance from it to the nearest part of Rockleize's curtilage. There is approximately 19 metres between the proposed extension and the facade of Rockleize and any views from the extension towards windows in Rockleize will be angled. In addition there is some existing hedgerow screening present on the boundary between the two properties. The impact on the amenity of the occupants of Rockleize is considered to be acceptable. The proposed extension will be substantially screened from views to the east by the existing dwelling house and it is not considered that any properties on the eastern side of Mountain Road will be materially affected by the development. The development complies with the criterion of Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

Cont'd.....

Application No. 17/0426/FULL Continued.

The application dwelling would retain sufficient amenity space and parking area following the development.

The proposed development is appropriate in terms of scale, form and appearance and will not have an unacceptable impact on the amenity levels currently enjoyed by the occupants of the neighbouring dwelling. It 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.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Proposed Elevations, drawing reference no. AL(00)001, received 18.05.17
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.

Cont'd.....

Application No. 17/0426/FULL Continued.

Advisory Note(s)

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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0283/COND 28.03.2017	Coleg Y Cymoedd Mr P Davies C Block Coleg Y Cymoedd - Ystrad Mynach Campus Twyn Road Ystrad Mynach Hengoed CF82 7XR	Discharge conditions 01 (commencement), 02 (approved plans) and 03 (land drainage) of planning consent 16/1045/FULL (Extend C Block to expand and improve on existing construction training facilities currently provided for brickwork, plastering and plumbing; new provisions to include workshop, classrooms, ancillary areas and associated external works) C Block Coleg Y Cymoedd - Ystrad Mynach Campus Twyn Road Ystrad Mynach	Decided - Discharge of Conditions 02.06.2017
17/0286/FULL 30.03.2017	Mrs J Jones 45 The Crescent Bedwas Caerphilly CF83 8AG	Demolish existing store and erect two-storey extension to rear of existing dwelling 45 The Crescent Bedwas Caerphilly CF83 8AG	Granted 02.06.2017
17/0290/FULL 30.03.2017	Mr L Brass Glyncliffe Bungalow St David's Avenue Woodfieldside Pontllanfraith Blackwood NP12 0PJ	Erect single-storey rear extension Glyncliffe Bungalow St David's Avenue Woodfieldside Pontllanfraith	Granted 02.06.2017
17/0310/COU 07.04.2017	Mr Ker C/O Collins Design And Build Mr R Pryce Unit 5 Westwood Industrial Estate Pontrilas Hereford HR2 0EL	Change the use from industrial (B2) to mixed office (B1) and storage (B8) and refurbish building including new windows, doors, external fire escape and parking 26 Pantglas Industrial Estate Bedwas Caerphilly CF83 8DR	Granted 02.06.2017

17/0319/FULL 10.04.2017	Mr P Harris 27 Cardiff Road Glan-y-nant Blackwood NP12 3XE	Construct replacement detached garage 27 Cardiff Road Glan-y-nant Blackwood NP12 3XE	Granted 02.06.2017
17/0373/NMA 28.04.2017	Mrs J Acreman 47 Pen-Y-Dre Rhymney Tredegar NP22 5DL	Seek approval of a non- material amendment to planning consent 16/1048/FULL (Construct single storey rear extension and internal adaptations) to enlarge kitchen window and provide bedroom window 47 Pen-Y-Dre Rhymney Tredegar NP22 5DL	Granted 02.06.2017
17/0124/COND 14.02.2017	Mr Pannu C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Discharge conditions 02 (land drainage), 05 (hedgerow enhancement), 06 (bat roost provision), 07 (bird nesting provision), 08 (sound insulation), 11 (commercial waste) and 19 (residential parking protection) of planning consent 16/0032/FULL (Erect a two storey mixed development of three apartments and four commercial units with on-site car parking, refuse and cycle storage facilities) Land Adjoining 68 Commercial Road Machen	Decided - Discharge of Conditions 05.06.2017
17/0264/FULL 24.03.2017	Mr K Matthews 13 Pendinas Avenue Croespenmaen Newport NP11 3GP	Erect porch to front elevation 13 Pendinas Avenue Croespenmaen Newport NP11 3GP	Granted 05.06.2017
17/0277/RET 28.03.2017	Stonerite Ltd Mr N Hinchly Unit 6A Greenway Bedwas House Industrial Estate Bedwas Caerphilly CF83 8DW	Retain storage shelter Stonerite Ltd Unit 6A Greenway Bedwas House Industrial Estate Bedwas	Granted 05.06.2017

17/0329/RET 11.04.2017	Mr & Mrs L Davies 4 Marianwen Street Cefn Fforest Blackwood NP12 3JT	Retain galvanised steel railing boundary fence to the back of the property 4 Marianwen Street Cefn Fforest Blackwood NP12 3JT	Granted 05.06.2017
17/0107/RET 07.02.2017	Welcom Care Homes Mr A Syed 71 Drake Road Essex RM16 6RG	Retain metallic entrance gates Millview Lodge New Bryngwyn Road Newbridge	Granted 06.06.2017
17/0328/FULL 11.04.2017	Mr N Jenkins 6 Bramblewood Court Pengam Blackwood NP12 3QW	Erect timber framed extension 6 Bramblewood Court Pengam Blackwood NP12 3QW	Granted 06.06.2017
17/0250/NMA 16.03.2017	Pearmat Solar 4 Ltd C/o Pegasus Planning Group Ltd Mr G Roberts First Floor South Wing Equinox North Great Park Road Almondsbury Bristol BS32 4QL	Seek approval of a non- material amendment to planning consent 15/0433/FULL (Create 4.1 MW 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 reduce the number of modules, replace transformer and HV switchgear cabinet, remove central compound and various alterations to DNO substation area Pearmat Ltd Pen-y-fan Solar Park Manmoel Road Manmoel	Granted 07.06.2017
17/0317/RM 10.04.2017	Mr & Mrs D Davies The Priory Church Street Aberbargoed Bargoed CF81 9FF	Seek approval of the reserved matters regarding site access, appearance, landscaping, layout and scale of planning consent 15/0042/NCC to erect detached dwelling with associated ground and access works Land Adjacent To 34-36 Hillside Park Bargoed CF81 8NL	Granted 07.06.2017

17/0330/FULL 12.04.2017	Mr & Mrs K Venables 18 Tyn-Y-Waun Road Machen Caerphilly CF83 8LA	Erect single storey rear extension 18 Tyn-Y-Waun Road Machen Caerphilly CF83 8LA	Granted 07.06.2017
17/0333/FULL 12.04.2017	Mr R Williams 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	Erect two-storey rear extension 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	Granted 07.06.2017
17/0158/COND 24.02.2017	Pentholm Properties Limited Mr M Daly 57 Princes Street Roath Cardiff CF24 3SL	Discharge of condition 10 (Contamination - scheme to treat), 11 (Contamination - soil import testing) & 12 (Contamination - validation) of planning consent 15/0694/FULL (Erect two dwellings) Land At 3 Rhos Llantwit Caerphilly CF83 3GJ	Decided - Discharge of Conditions 08.06.2017
17/0245/FULL 16.03.2017	Mr Q Tran 19 Haywards Avenue Donnington Telford TF2 8DF	Erect three bed detached dwelling Land At Grid Ref 320594 200605 Adj To 5 Pentwyn Terrace Trinant Crumlin	Granted 08.06.2017
17/0269/COU 25.03.2017	Mr M Luther Sunrise House Bedwellty Blackwood NP12 0BJ	Change the use of the former Countryman Hotel and Annexe from a bed and breakfast establishment (C1) into 5 No. residential dwellings and associated works (C3) The Countryman Hotel Countryman Court Heol Tynewydd Bedwellty	Granted 08.06.2017

17/0301/COND 03.04.2017	IG Doors Ltd Blaenwern Cwmbran NP44 1TY	Discharge conditions 2 (land and surface water drainage), 4 (hedgerow enhancement planting), 8 (drainage), 15 (contamination - validation) and 17 (drainage - petrol interceptor) 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 Oakdale	Decided - Discharge of Conditions 08.06.2017
17/0313/FULL 07.04.2017	Mr M Witherall 68 Heol Tasker Nelson Treharris CF46 6JB	Erect single-storey side and rear extension to form larger kitchen/living space 68 Heol Tasker Nelson Treharris CF46 6JB	Granted 08.06.2017
17/0325/RET 11.04.2017	Mr M Prosser 9 Castell Y Fan Caerphilly CF83 3JL	Retain and complete detached garage 9 Castell Y Fan Caerphilly CF83 3JL	Granted 08.06.2017
17/0334/FULL 13.04.2017	Mr & Mrs M Harrison Derrylands The Fairways Blackwood NP12 1HX	Erect two-storey rear/side extension Derrylands The Fairways Blackwood NP12 1HX	Granted 08.06.2017
17/0336/COND 13.04.2017	Casa Mia Ristorante Italiano Ltd Mrs D Edwards 25 Tydfil Road Bedwas Caerphilly CF83 8EF	Discharge Conditions 3, 4 and 5 of planning consent 15/0625/COU Former Caerphilly Careers Centre The Twyn Caerphilly CF83 1JL	Decided - Discharge of Conditions 08.06.2017
17/0342/FULL 13.04.2017	Mr M George 9 Paxton Close Penpedairheol Hengoed CF82 8HL	Erect single-storey rear and side extension, convert garage and erect a detached garage 9 Paxton Close Penpedairheol Hengoed CF82 8HL	Granted 08.06.2017

17/0344/FULL 13.04.2017	Mr P Hoskins 9 Summerfield Lane Graig-y-rhacca Caerphilly CF83 8RP	Erect single storey extension to the front of property to form new hallway and w.c. facility 9 Summerfield Lane Graig-y-rhacca Caerphilly CF83 8RP	Granted 08.06.2017
17/0365/FULL 27.04.2017	Mr W Turner 12 The Avenue Wyllie Blackwood NP12 2HJ	Erect detached dwelling Land Within Curtilage Of Homes Of Excellence Victoria House Residential Home Gordon Road	Granted 08.06.2017
17/0229/RET 14.03.2017	Edenstone Homes Mr C Edge First Floor Building 102 Wales One Business Park Magor NP26 3DG	Erection of concrete retaining wall to rear gardens of plots 1 to 7 1-20 Gardens View Close Pontywaun Newport	Granted 09.06.2017
17/0338/FULL 14.04.2017	Mr R Snelling 25 Mountain View Abertridwr Caerphilly CF83 4AT	Construct block paving driveway area and wider gate access etc 25 Mountain View Abertridwr Caerphilly CF83 4AT	Granted 09.06.2017
17/0415/NMA 10.05.2017	Mr & Mrs L Butcher 11 St John's Lane Nelson Treharris CF46 6JD	Seek approval of non-material amendment to planning consent 14/0066/FULL (Erect two-storey side extension to provide garage and bedroom) to reduce the set back of the first floor at the front from 900mm down to 600mm 11 St John's Lane Nelson Treharris CF46 6JD	Granted 09.06.2017
17/0291/FULL 28.03.2017	Mr K Sterry 46 Cromwell Road Risca Newport NP11 7AB	Erect single-storey rear extension 46 Cromwell Road Risca Newport NP11 7AB	Granted 12.06.2017

17/0349/FULL 18.04.2017	Mrs E Johnson 3 Lon Isaf Caerphilly CF83 1BT	Convert existing 5m hipped roof to 6m gable roof with timber frames and construct two pitched rear dormer windows 3 Lon Isaf Caerphilly CF83 1BT	Granted 13.06.2017
17/0378/FULL 27.04.2017	Mr M Falconer 34 Heol Edward Lewis Gelligaer Hengoed CF82 8EH	Construct rear single storey extension for disabled bedroom and wet room 34 Heol Edward Lewis Gelligaer Hengoed CF82 8EH	Granted 13.06.2017
17/0340/COND 18.04.2017	Mr L Thomas Plas House Rhosnewydd Terrace Lane Blackwood NP12 1DT	Discharge Conditions 1 and 2 of planning consent P/04/1693 (Erect dormer extension) 2 Mayhill Bungalows Blackwood NP12 1EB	Decided - Discharge of Conditions 14.06.2017
17/0393/NOTA 07.05.2017	Mr M Powell Ty'r Y Wen Farm Pandy Lane Ystrad Mynach Hengoed CF82 7TZ	Erect steel frame agricultural building to be used as a hay/straw and implement shed Ty'r Y Wen Farm Pandy Lane Ystrad Mynach Hengoed	Prior Approval Not Required 14.06.2017
17/0337/ADV 14.04.2017	Mr B Goffen 50 Pentre-Poeth Road Newport NP10 8LL	Erect advertisement sign Shop Unit 3 Bartlett Street Caerphilly CF83 1JS	Granted 15.06.2017
17/0354/FULL 20.04.2017	Ms G Morgan 3 Castle Cottages Castle Hill Gelligaer Hengoed CF82 8DZ	Erect a two storey rear extension in place of existing conservatory 3 Castle Cottages Castle Hill Gelligaer Hengoed	Granted 15.06.2017
17/0308/FULL 06.04.2017	Mr G Haggerty 87 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Erect two-storey extension to the rear of the property 87 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Granted 16.06.2017

17/0351/COU 21.04.2017	Mr B J Gwyer 190 Broadmead Park Newport NP19 4PR	Convert existing residential property into 2 no self contained flats and an office unit 1 Islwyn Street Abercarn Newport NP11 4SR	Granted 16.06.2017
17/0358/FULL 21.04.2017	Mr R Nurse 1 Lon Fawr Caerphilly CF83 1DA	Erect detached garage to rear 1 Lon Fawr Caerphilly CF83 1DA	Granted 16.06.2017
17/0379/NMA 27.04.2017	G2 Energy Developments Ltd 1 Osier Way Olney Office Park Olney MK46 5FP	Seek non-material amendment to planning consent 15/0097/FULL (Erect a single wind turbine with a maximum blade tip height of up to 78 metres and associated infrastructure including the installation of a new access track and upgraded access track; a crane pad (measuring approximately 25m by 40m) and a substation) to change the construction materials in relation to permitted substation and associated fencing Wind Turbine At Grid Ref 313279 202091 Cefn Bach Farm Cefn Road Upper Deri	Granted 16.06.2017
16/1092/LBC 21.12.2016	Mr & Mrs J Flicker Gwaun-y-bara Pentwyngwyn Road Rudry Caerphilly CF83 3DG	Install 2 No. rooflights to rear elevation Gwaun-y-bara Pentwyngwyn Road Rudry Caerphilly	Granted 19.06.2017
17/0181/COND 02.03.2017	Ixon Developments C/o HHS Planning 10 Gold Tops Newport NP20 4PH	Discharge condition 7 (drainage) 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	Decided - Discharge of Conditions 19.06.2017

17/0223/FULL 21.03.2017	Mr R Parfitt Highwinds New Bryngwyn Road Newbridge Newport NP11 4NF	Demolish existing single-storey detached garage and construct a new single-storey detached garage Garage At Grid Ref 320206 196633 Bryngwyn Road UI Newbridge	Refused 19.06.2017
17/0312/LBC 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 19.06.2017
17/0353/ADV 19.04.2017	Lloyds Pharmacy Sapphire Court Walsgrave Triangle Coventry CV2 2TX	Erect non-illuminated set of individual flat cut powdered coated stainless steel letters Lloyd's Pharmacy Ltd 2 Victoria Terrace Newbridge Newport	Granted 19.06.2017
17/0356/FULL 20.04.2017	Monmouthshire Building Society Mr N Stokes Central Buildings 33B Tredegar Street Risca Newport NP11 6BU	Refurbish existing commercial premises and erect single storey rear extension Monmouthshire Building Society Central Buildings 33B Tredegar Street Risca	Granted 19.06.2017
17/0363/FULL 26.04.2017	Mr G Price 74 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AE	Erect a double garage Land At (former Storage Building/garage) Bedwlwyn Road South Lane Ystrad Mynach Hengoed	Granted 19.06.2017
17/0416/NMA 10.05.2017	Mr & Mrs W Slocombe 30 Pentwyn Isaf Caerphilly CF83 2NR	Seek approval of a non-material amendment to planning consent 16/0336/FULL (Erect two-storey side extension to provide granny annexe) to change of ground floor of the extension to garage and first floor to become extension of existing bedroom and the proposed gable window omitted 30 Pentwyn Isaf Caerphilly CF83 2NR	Granted 19.06.2017

16/0749/FULL 22.08.2016	Mr R Coopey 5 Nant-Y-Ffyddlon Penpedairheol Hengoed CF82 8DQ	Erect a three bedroom dormer bungalow Land Adjacent To Arthlena Bungalow Beili Glas Road Fleur-de-lis	Granted 20.06.2017
17/0272/FULL 28.03.2017	Mr R Connor 1 Tanybryn Pontymister Risca Newport NP11 6JP	Erect single-storey rear extension and two-storey side extension 1 Tanybryn Pontymister Risca Newport	Granted 20.06.2017
17/0307/FULL 05.04.2017	Mr G Stanley 11 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Raise level of rear garden with decked area 11 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Granted 20.06.2017
17/0361/FULL 25.04.2017	Miss S Davies 33 Sannan Street Aberbargoed Bargoed CF81 9BH	Erect two-storey rear extension with small porch to the front 33 Sannan Street Aberbargoed Bargoed CF81 9BH	Granted 20.06.2017
17/0362/FULL 26.04.2017	Mr & Mrs R Greenhouse 34 Highfield Road Pontllanfraith Blackwood NP12 2EB	Erect garage extension to side and utility room, w.c. and shower room extension to rear of dwelling 34 Highfield Road Pontllanfraith Blackwood NP12 2EB	Granted 21.06.2017
17/0369/COU 27.04.2017	Screwfix Direct Limited Trade House Mead Avenue Houndstone Business Park Yeovil BA22 8RT	Change the use to Class B8 (Storage or Distribution) together with minor external alterations Units 20, 21 & 22 Islwyn Workshops Pontymister Industrial Estate Pontymister Risca	Granted 21.06.2017
17/0374/FULL 28.04.2017	Mr K Samuel 42 Heol-Y-Parc Caerphilly CF83 1AZ	Erect a single storey rear kitchen extension 42 Heol-Y-Parc Caerphilly CF83 1AZ	Granted 21.06.2017

17/0300/CLPU 03.04.2017	Mr K Pugh 56 Elim Way Pontllanfraith Blackwood NP12 2AB	Obtain a Lawful Development Certificate for the proposed construction of kitchen conservatory 56 Elim Way Pontllanfraith Blackwood NP12 2AB	Granted 22.06.2017
17/0332/FULL 12.04.2017	Mr & Mrs A Morris Ironbridge Cottage The Row To Gwern- Y-Goytre Draethen Newport NP10 8GB	Erect two storey side extension Ironbridge Cottage The Row To Gwern-Y-Goytre Draethen Newport	Granted 22.06.2017
17/0357/COND 23.04.2017	POC Investments Limited Mr S Darling Alexander House Colliery Road Llanbradach Caerphilly CF83 3QQ	Discharge condition 4 (parking provision) of planning consent 17/0005/COU (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	Decided - Discharge of Conditions 22.06.2017
17/0368/COND 27.04.2017	Mr & Mrs Milton 16 South Pandy Road Caerphilly CF83 3HS	Discharge conditions 6 (landscaping details - finalised slope profile/levels and access road details) and 7 (landscaping) of planning consent 16/0486/FULL (Create a menage) Miltons Meadows Groeswen Road Hendredenny Caerphilly	Decided - Discharge of Conditions 22.06.2017
17/0377/TPO 02.05.2017	Mr G Mills Lambourne Rise Western Drive Bargoed CF81 8PX	Provide various works to trees (Tree Preservation Order 26/05/CCBC) Land At Grid Ref 314836 198731 Western Drive Bargoed	Granted 22.06.2017
17/0391/FULL 05.05.2017	Mr & Mrs Brunton 51 Glebe Street Bedwas Caerphilly CF83 8AD	Remove rear kitchen extension and erect a new two storey extension with loft conversion 55 Glebe Street Bedwas Caerphilly CF83 8AD	Granted 22.06.2017

17/0402/FULL 09.05.2017	Mr P Silcox 3 Clos Trefeddyg Machen Caerphilly CF83 8PL	Erect single storey extension to the rear of the property 3 Clos Trefeddyg Machen Caerphilly CF83 8PL	Granted 22.06.2017
17/0386/FULL 04.05.2017	Mr C Coleman 6 Cemaes Road Croespenmaen Newport NP11 3GQ	Erect first floor bedroom and en-suite 6 Cemaes Road Croespenmaen Newport NP11 3GQ	Granted 23.06.2017
17/0394/FULL 08.05.2017	Mr & Mrs C O Morgans 1 Parc Bryn Pontllanfraith Blackwood NP12 2RA	Erect single storey rear and side extension 1 Parc Bryn Pontllanfraith Blackwood NP12 2RA	Granted 23.06.2017
17/0400/FULL 08.05.2017	Mr D Mulligan 46 Henry Street Bargoed CF81 8UB	Erect single storey rear extension 46 Henry Street Bargoed CF81 8UB	Granted 23.06.2017
17/0364/FULL 26.04.2017	Mr & Mrs G Davies 60 Bluebell View Llanbradach Caerphilly CF83 3GU	Erect two-storey rear and side extension 60 Bluebell View Llanbradach Caerphilly CF83 3GU	Granted 27.06.2017
17/0109/FULL 09.02.2017	Bryn Meadows Golf Club And Country Hotel Mr G Mayo Mountain Road Maesycwmmmer To Machen Maesycwmmmer Hengoed CF82 7SN	Erect a new 724 sq m single storey marquee to be used as a wedding venue and other leisure activities and new 267sq m maintenance shed to the North West Bryn Meadows Golf Club And Country Hotel Mountain Road Maesycwmmmer To Machen Maesycwmmmer Hengoed	Granted 28.06.2017
17/0224/FULL 13.03.2017	Mr D Price 49 Wellwood Llanedeyrn Cardiff CF23 9JQ	Erect a detached dwelling 16 The Meadows Machen Caerphilly	Granted 28.06.2017
17/0382/FULL 03.05.2017	Mr & Mrs J Percy 7 Cefn Y Fferm Oakdale Blackwood NP12 0EZ	Erect single-storey extensions to front, side and rear of bungalow, alterations to roof and alterations to drive/access and parking 23 Elim Way Pontllanfraith Blackwood NP12 2AB	Granted 28.06.2017

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.
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.
17/0113/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.
17/0236/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.
17/0293/OUT 31.03.17	Erect detached dwelling at Land Adjacent To Ty Mynydd Monmouth View Llanbradach Caerphilly	Subject to further discussion and consideration.

17/0295/TPO 30.03.17	Fell multi stemmed Alnus Glutinosa (Tree Preservation Order 7/98/CCBC) at 39 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Awaiting views of consultees.
17/0326/FULL 11.04.17	Erect two new build semi-detached houses in garden plot at Land Within Curtilage Of 50 The Crescent Treceenydd Caerphilly CF83 2SW	Subject to further discussion and consideration.
17/0339/COU 14.04.17	Change the use from present use to dance studio at Beulah Baptist Church North Road Newbridge	Subject to further discussion and consideration.
17/0343/NCC 18.04.17	Vary condition 1 of planning consent 16/0001/COU (change the use of the garage to a dog grooming salon) at 1 Oak Lane Royal Oak Machen Caerphilly CF83 8SQ	Subject to further discussion and consideration.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	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	In discussions over terms of draft.
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 CF83 1FR	Sent agent letter.
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	Amended draft sent.
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	Amended draft sent.

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.
16/0506/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 29.07.16	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.
17/0270/OUT 27.03.17	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 at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	New matter.

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
17/0005/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	15.05.17
17/0007/REF 16/1047/FULL	Mr D Anderson 51 Small Meadow Court Caerphilly CF83 3RT	Erect garage to side of property and provide altered access at 51 Small Meadow Court Caerphilly CF83 3RT	06.06.17

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
17/0004/REF 17/0137/FULL	Erect rear extension at 24 Kingsley Place Senghenydd Caerphilly CF83 4HD	Dismissed 12.06.17	DEL
17/0006/REF 17/0014/FULL	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	Withdrawn 09.06.17	DEL