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Date: 6th September 2017

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 13th September, 2017** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

Yours faithfully,

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

Chris Burns
INTERIM CHIEF EXECUTIVE

AGENDA

Pages

1 To receive apologies for absence.

2 Declarations of Interest.

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

To approve and sign the following minutes: -

3 Planning Committee held on 9th August 2017.

1 - 6

A greener place Man gwyrddach

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



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

4	17/0539/FULL - 14 Conway Road Trinant.	7 - 14
5	17/0550/FULL - Brynderwen 30 Cefn Road Blackwood.	15 - 22
6	17/0668/FULL - 8 St David's Way Watford Caerphilly.	23 - 30

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

7	Applications determined by delegated powers.	31 - 50
8	Applications which are out of time/not dealt with within 8 weeks of date of registration.	51 - 54
9	Applications awaiting completion of a Section 106 Agreement.	55 - 56
10	Appeals outstanding and decided.	57 - 58

Circulation:

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

And Appropriate Officers



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 9TH AUGUST 2017 AT 5PM

PRESENT:

Councillor M. Adams - Chair

Councillors:

Mrs E.M. Aldworth, C. Andrews, A. Angel, J.E. Fussell, R.W. Gough, A. Higgs, 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), C. Boardman (Area Senior Planner), A. Pyne (Area Senior Planner), L. Cooper (Assistant Engineer), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, W. David, W. David, M. Davies, A. Hussey and B. Miles.

2. DECLARATIONS OF INTEREST

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

3. MINUTES - 12TH JULY 2017

RESOLVED that the minutes of the Planning Committee held on 12th July 2017 (minute nos. 1 - 9) be approved and signed as a correct record.

4. CODE NO. 17/0443/OUT - LAND WITHIN CURTILAGE OF THE HAWTHORNS, NEW ROW, MACHEN

It was noted that the application had been subject to a site visit on Monday 7th August 2017. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Councillor D. Havard spoke in objection to the application and Gerald Westlake-Toms spoke on behalf of the applicant.

Following consideration of the application it was moved and seconded that subject to an amendment to condition (14) and an additional condition, the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there were 2 against, this was agreed by the majority present

RESOLVED that: -

- (i) subject to an amendment to condition (14), an additional condition and to the conditions contained in the Officer's report this application be granted:

Amended Condition (14)

The existing carriageway leading from Tudor Gardens into the site shall be widened to a minimum of 4.1m and shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority, and shall be completed prior to the commencement of any other works on site in relation to the development hereby approved.

Reason: In the interests of highway safety.

Additional Condition (15)

The dwelling hereby permitted shall not exceed 7.5m in height.

Reason: In the interests of the visual amenity of the area.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4;
- (iii) 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;
- (iv) the applicant be advised that it is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible

be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

- (v) 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;
- (vi) the applicant be advised that 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 of the comments from Dwr Cymru/Welsh Water, the Councils Land Drainage Engineer and the Council's Ecologist.

5. CODE NO. 17/0326/FULL – LAND WITHIN CURTILAGE OF 50 THE CRESCENT, TRECENYDD, CAERPHILLY

Mr A. Coombes spoke in objection to the application and Mr M. Coxe, 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 were 3 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 that before any vehicle crosses the public footway, a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Highway Authority. The applicant should ring (01495) 235323 in this regard. Should the applicant wish to undertake the work themselves, or employ a private contractor, a Licence to Excavate the Highway will be required. This licence will not be required if the work is undertaken by the Council's Network Contracting Services. It should be noted that any unlicensed work in, or disturbance of, the

highway is an offence under the Highways Act 1980 and in such circumstances legal action may be undertaken in order to rectify matters;

- (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 of the comments from Dwr Cymru/Welsh Water, the Councils Land Drainage Engineer and the Council's Ecologist.

6. CODE NO. 17/0487/FULL – 4 SKOMER ISLAND WAY, CAERPHILLY

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.

Following consideration of the application it was moved and seconded that subject to additional conditions 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 and the following additional conditions, this application be granted;

Additional Condition (08)

Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the existing property at 4 Skomer Island Way, Caerphilly, 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 (08)

Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) in the existing property at 4 Skomer Island Way, Caerphilly, 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 following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW3 and SP6;

- (iii) 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;
- (iv) 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);
- (v) 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;
- (vi) the applicant be advised for the avoidance of doubt the application boundary this application has been determined on is the redline which appears on the proposed site layout plan on drawing reference AL 00 001 revision E.

7. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 6.02pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th Septemebr 2017, they were signed by the Chair.

CHAIR

MEMBERS SITE VISIT

PLANNING APPLICATION REFERENCE: 17/0443/OUT

PROPOSED DEVELOPMENT: Erect three bedroom detached two storey house and seek approval of the proposed access.

LOCATION: Land at The Hawthorns, New Row, Machen, Caerphilly

DATE OF SITE VISIT: 7th August 2017

MEMBERS PRESENT: Michael Adams, Rob Gough, Lisa Jones, June Gale, Derek Havard and Elizabeth Aldworth.

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

- Cllr Aldworth queried the height of the proposed dwelling and it was confirmed that the height specified on the submitted plans was 7.5m high. A condition can be attached to any consent granted, restricting the height of any proposed dwelling should members feel that this is necessary.
- Cllr Havard queried whether the land to the west of the application site and to the south of The Row could be developed in the future. Members were advised that whilst the Local Planning Authority has to determine the application before it, Officers are confident that any subsequent application to develop this land would not be prejudiced by any approval here.
- Members queried whether there were any issues with drainage in the area and they were advised that whilst this was a matter reserved for future consideration, the Council's land drainage section had been consulted on the application and had raised no objection subject to the submission of a comprehensive land drainage scheme.
- Members also queried why the previous application on the site had been refused. They were advised that in order to carry out the highways improvements required by the Council's Highways Officers, a section of the hedgerow and tree canopy to the front of the site would need to be removed. A tree survey and ecological report were requested to support the previous application but none was submitted and the decision was made to refuse the application. Surveys have now been carried out and submitted with this latest application and these have been assessed by Officers and found to be acceptable. As such the previous reason for refusal is no longer relevant.

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0539/FULL 27.06.2017	Mr A Webley 14 Conway Road Trinant Newport NP11 3JN	Erect single-storey kitchen extension to rear of dwelling 14 Conway Road Trinant Newport NP11 3JN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the north side of Conway Road, within close proximity to the junction with Trinant Primary School.

House type: A mid-link terrace property.

Development: The erection of a rear extension that will be on the eastern side of the property.

Dimensions: The proposed extension measures 4.95m long by 2.93m wide. The roof of the extension will be pitched on all three sides, and the proposed height to the eaves is 2.3m and to the ridge is 3.0m high.

Materials: To match the existing dwelling render and brickwork would be used, brown UPVC windows and doors and concrete roof tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

Site Allocation: The site lies in the settlement limits of Trinant.

Cont'd.....

Application No. 17/0539/FULL Continued.

Policies: Policy CW2 (Amenity) and guidance contained in LDP7: Householder Development.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies in a low risk coal mining area. Information will be provided to the applicant should a positive recommendation be made.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and neighbour letters to 3 nearby properties.

Response: Three responses were received. Two were in objection to the application and one provided drainage comments.

Summary of observations:

In objection:

- Extension will block natural light into the living rooms of both No. 12 and No. 16;
- Extension will block view and create outlook onto a brick wall;
- Quality of life will be affected by the development;
- Applicant lives by himself, therefore the extension is not justifiable;
- Extension will devalue No. 16;
- Extension will prevent future development of a conservatory at No. 16;
- Extension will be in brick, which is not in keeping with other extensions on the street.

General comment

- No objection, provided the ground level is not dropped at the edge of the school field as there are drainage issues.

Cont'd.....

Application No. 17/0539/FULL Continued.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes, the scheme is CIL liable and is within the mid-range viability zone, however as the proposed floorspace is less than 100sqm it is exempt from the charge.

ANALYSIS

A request has been made by the Crumlin ward Members for this application to be presented to Planning Committee.

Policies: This application has been considered in accordance with Local Plan Policy and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an overbearing impact on the adjacent dwellings at numbers 12 and 16 Conway Road.

In terms of design, the scheme is considered acceptable as the materials proposed are to match the existing dwelling house, the pitch of the roof is relatively low, and the upper windows are not to be replaced. The inclusion of the UPVC patio door is central and thus do not provide an unbalanced view. The design of the extension is in keeping with the host dwelling and proposed extension is therefore considered acceptable.

With regard to the potential overbearing impact on the adjacent dwellings, the impact on No. 12 will be significantly less than that at No. 16, as the extension is on the eastern elevation of the host property. Consideration must be given to the size of extension that could be erected under permitted development rights. In this specific location, a rear extension of up to 4 metres could be erected across the entire width of the property, without the need for planning permission. Therefore, the main consideration in the determination of this application is whether the additional 0.95 metre would have an adverse impact on the neighbouring occupiers.

Cont'd.....

Application No. 17/0539/FULL Continued.

Guidance contained in LDP7: Householder Development states that

"Extensions and conservatories should not cast large shadows over, or have an overbearing impact on, a neighbour's house or garden. As a general rule single storey extension on the common boundary and near to a ground floor window of any principal room should be no longer than 4 metres however these limitations can be exceeded depending on the context of the proposed extension. Those that are pertinent to this application are:

- Orientation of the house;
- Location of any neighbouring windows and the rooms they serve;
- Where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property."

The rear elevations of the properties along Conway Road are north facing, thus the amount of direct sunlight into the windows of the dwelling houses is limited, given the orientation and movement of the sun.

In the mornings, the proposed extension would project minimal shadowing onto No. 12, given that there is a close boarded fence separating both properties and a shed at No. 12, the impact will not be significant enough to cause a negative impact. However, the impact on the living room of No.16 would need to be carefully considered. When assessing the impact using the 45 degree rule, the line is breached at approximately 1.5m on the extension. As permitted development allows a 4m extension to the rear of the property in this location, the additional 0.95m impact would be negligible. With a proposed extension of this length, a concern would be whether another extension on the other side of No. 16 would lead to a tunnelling effect. The open aspect of the rear at No. 16 coupled with it being an end of terrace, would mean that the potential for a tunneling effect upon the residents of No. 16 very limited.

The design of the scheme minimises the impact the development would have on the adjoining property. The height of the eaves and ridge of the roof are low, and only take into account general head height. The extension is also set in slightly from the boundary wall by 0.13m, which will allow for the overhang and guttering (however these are not shown on the plan and a condition would need to be attached requiring these to be confirmed prior to commencement of works).

Given the orientation of the property, the open aspect of the garden at No. 16 and the fact that it is an end of terrace dwelling means that that on balance the proposal will not have a sufficient impact enough to warrant a refusal, especially when the fall-back position is a very slightly smaller extensions that could be erected under permitted development rights. As such, planning permission for this extension is recommended for approval.

Cont'd.....

Application No. 17/0539/FULL Continued.

Comments from consultees: None.

Comments from public:

- Extension will block natural light into the living rooms of both No. 12 and No. 16 - This is discussed in the report above.
- Extension will block view and mean outlook would be onto a brick wall - Loss of view is not a material planning consideration. Furthermore, the extension will be finished in a matching render. A slightly smaller extension of 4m could be constructed under the Permitted Development rights and would not require formal planning approval.
- Quality of life will be affected by the development- A slightly smaller extension of 4m could be constructed under the Permitted Development rights and would not require formal planning approval.
- Applicant lives by himself, therefore the extension is not justifiable - This is not a planning consideration.
- Extension will devalue No. 16 - This is not a planning consideration.
- Extension will prevent future development of a conservatory at No. 16 - As the extension is slightly set back off the boundary, the future development of a conservatory at No. 16 would still be possible.
- Extension will be in brick, which is not in keeping with other extensions on the street - The extension will be finished to match the existing dwelling.
- Ground level at the edge of the school field - This proposal does not include the altering of the ground level.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd.....

Application No. 17/0539/FULL Continued.

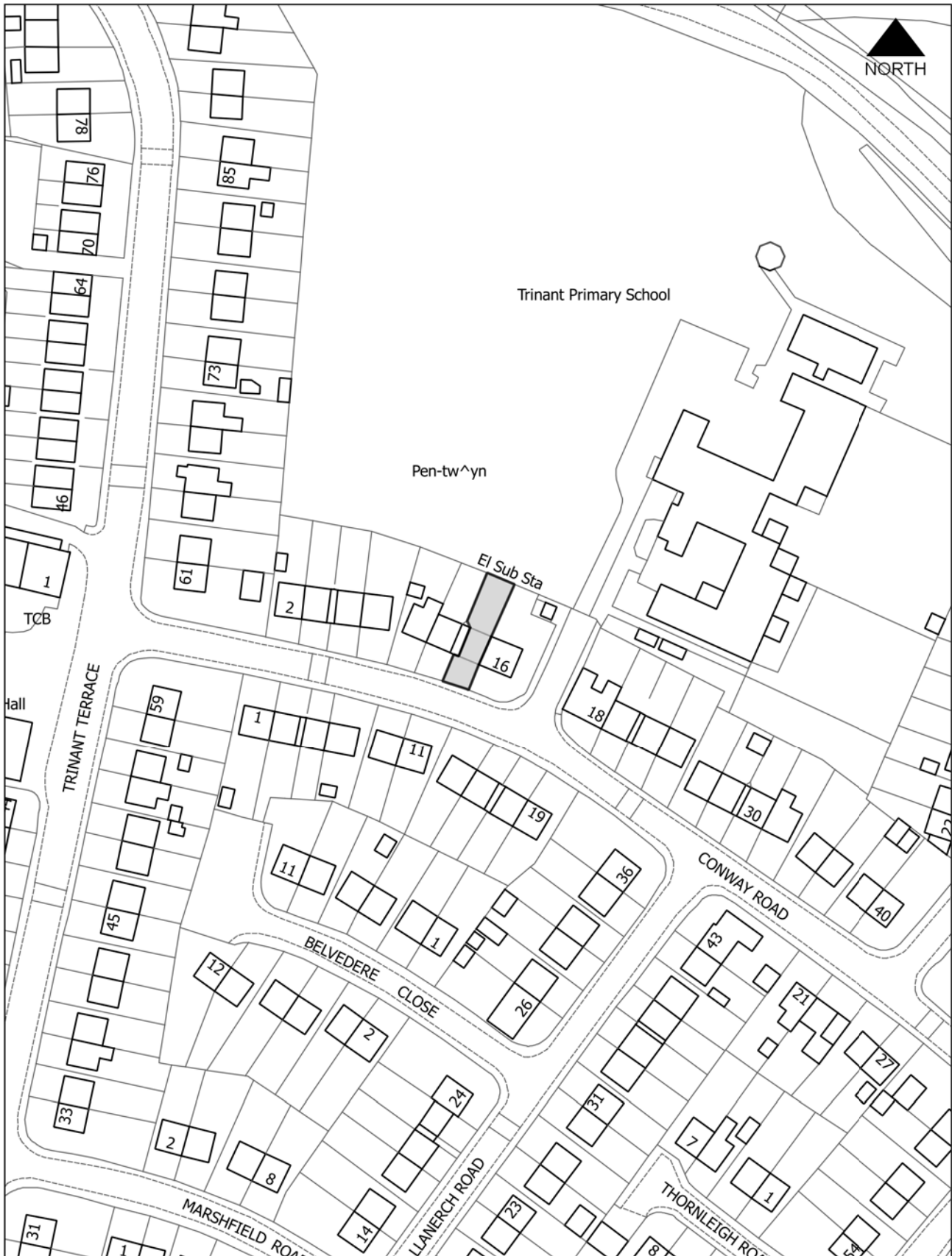
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1077/1 received 27/06/2017; and
Drawing No. 1077/2 received 27/06/2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The 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) Prior to the commencement of the development hereby approved details of rainwater goods and surface water disposal shall be submitted to and agreed in writing with the Local Planning Authority and the development shall thereafter be completed in accordance with the agreed details.
REASON: To ensure adequate drainage.

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.

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

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



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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0550/FULL 19.07.2017	Mr & Mrs Burns Brynderwen 30 Cefn Road Blackwood NP12 1QA	Erect single storey extension to rear elevation, garage to side elevation and raised decking and steps to rear Brynderwen 30 Cefn Road Blackwood NP12 1QA

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Cefn Road, Blackwood.

House type: A detached dwelling with double frontage.

Development: The removal of the existing rear conservatory and the erection of a single storey rear and part side extension that incorporates space left by the existing garage. Decking and steps are included to enable access to the rear garden.

Dimensions: The rear extension (incorporating the side extension) measures 3.2 metres long by 12.8 metres wide. The side extension measures 3.3 metres wide by 9.2 metres. The height to the eaves is 2.2 metres and to the ridge is 3.2 metres. The decked area measures 2.8 metres long by 8.5 metres at its widest. The height of the decking is 0.9 metres.

Materials: The extension will be finished in render and UPVC windows and doors (that matches the host dwelling), with a low pitch plane tile roof. Details of the obscure glazing and decking materials are not provided.

Ancillary development, e.g. parking: The proposed decking will join up with the existing rear outbuilding.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd.....

Application No. 17/0550/FULL Continued.

POLICY

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

Site Allocation: The site lies in the settlement boundary of Blackwood.

Policies: Policy (CW2 Amenity), and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies in a low coal mining risk area. Information will be provided to the applicant should planning permission be recommended for approval.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and neighbourhood letters to 8 nearby properties.

Response: One letter of objection was received.

Summary of observations:

1. Light and view to No. 32 may be compromised.
2. Buildings have already been erected in the garden which have impacted upon the views.

Cont'd.....

Application No. 17/0550/FULL Continued.

3. Glass conservatory causes no problems, but any larger solid construction would considerably affect the light and quality of view to the premises of No. 32;
4. Garages are alongside each other - development needs to ensure that access to the garage of No. 32 is maintained.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The application site does lie within the mid-range viability zone however as the proposed increase in floorspace would be less than 100sqm CIL is not charged.

ANALYSIS

Policies: This application is put before Planning Committee as the Agent is related to a member of staff.

This application has been considered in accordance with Local Plan Policy and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an overbearing impact on the adjacent dwellings at No. 32 and 28 Cefn Road.

In terms of design, the scheme is considered acceptable as the materials proposed are to match the existing dwelling house. The pitch of the lean-to roof is relatively low however this is due to the size of the projecting extension, and the size of the first floor windows which are not being replaced. The UPVC windows and patio doors do not provide an unbalanced view. The proposed extension is therefore acceptable in design terms.

Cont'd.....

Application No. 17/0550/FULL Continued.

With regard to the potential overbearing impact on No. 32 and 28 Cefn Road, consideration must be given to the existing conservatory and development that can be erected under permitted development rights. Given that the applicant could erect an extension up to 4 meters in length at the rear, the main consideration in the determination of this application is whether there would be any overbearing impact created by the side extension, and whether the proposed development creates unacceptable overlooking into the gardens or dwellings of the neighbouring properties.

The side extension is on the eastern elevation, closest to No. 32 Cefn Road. As it involves the demolition of the existing detached garage and the creation of an integral garage, this will see the garage moved eastward by approximately 1.5 metres from the site boundary. In terms of the potential overbearing impact, as there is an existing garage along the boundary with No. 32, coupled with the existing outbuilding and No. 32 being set further back than the application property, the additional impact would not be significantly more overbearing so as to warrant a refusal of this application. However, there is a window proposed on this elevation which will directly overlook the kitchen of No. 32. It is therefore considered necessary to impose a condition that this window is obscurely glazed, so as to protect the privacy of No. 32 Cefn Road.

With regards to the privacy and overlooking on the western elevation, another window is proposed that will also directly overlook the kitchen of No. 28. It is therefore considered necessary to impose a condition that this window also is obscurely glazed, so as to protect the privacy of No. 28 Cefn Road.

In relation to the raised decking, this will result in an unacceptable overlooking and privacy impact on to No. 28 as the topography of the area means the garden of No. 28 is set lower and will therefore be directly overlooked. The application proposes a 2 metre privacy screen to the side of the property, however this will not minimise this impact. It is therefore deemed necessary to impose a condition relating to a 2 metre privacy screen to be erected on the side of the raised decked area, so as to minimise this impact.

On balance therefore the proposed development is recommended for approval subject to conditions.

Comments from consultees: The Transportation Manager raises no objections subject to a condition to retain the garage parking space.

Cont'd.....

Application No. 17/0550/FULL Continued.

Comments from public:

1. Light and view to No. 32 may be compromised - The proposed side and rear extension will not impact upon the 45 degree rule as set out in LDP7: Householder Development. The amount of light reduction, if any, would not be sufficient in itself to warrant a refusal.
2. Buildings have already been erected in the garden which have impacted upon the views. - There is no Planning right to a view.
3. Glass conservatory causes no problems, but any larger solid construction would considerably affect the light to the premises of No. 32; - As mentioned above, the 45 degree rule is not breached at the property, and as the development is broadly in line with what could be erected under permitted development regulations.
4. Garages are alongside each other - development needs to ensure that access to the garage of No. 32 is maintained - It is advisable for the applicant to enter into a Third Party Wall agreement with the adjoining property.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd.....

Application No. 17/0550/FULL Continued.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1 "As Existing" received 29/06/2017;
Drawing No. 2 "As Proposed" Elevations (Amended plans) received 17/08/2017;
and
Drawing No. 3 "As Proposed" Floor Plan (Amended plans) received 17/08/2017.
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) the windows on the eastern elevation (closest to No. 32 Cefn Road) and on the western elevation (closest to No. 28 Cefn Road) shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 05) Notwithstanding the submitted details, revised details of the glazed screen to the western side of the raised platform (as shown in drawing number 3, as Amended) shall be submitted to and approved in writing with the Local Planning Authority. Those revised details shall include obscure screening to the western edge of the raised platform that shall be of a height of no less than 2 metres. Those details shall be submitted to the Local Planning Authority and shall be fully constructed in accordance with the approved details and the screen shall thereafter be maintained in perpetuity in accordance with the approved details.
REASON: In the interest of privacy.
- 06) Prior to the construction of the decking hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.

Cont'd....

Application No. 17/0550/FULL Continued.

- 07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
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.

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.

The homeowner/developer is advised that any development that involves work to a party boundary may require an agreement under the Party Wall Act. This planning permission is issued having regard to the land ownership certificate submitted by the applicant.



Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0668/FULL 03.08.2017	Mr & Mrs Lidbury 88 St David's Way Watford Caerphilly CF83 1EZ	Erect extensions and alterations to remodel rear of property 88 St David's Way Watford Caerphilly CF83 1EZ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 88 St David's Way, Watford, Caerphilly, CF83 1EZ.

Site Description: Semi-detached property fronting north-west onto St David's Way. To the north-east is the attached property number 90 St David's Way. To the south-west is the neighbouring semi-detached property, number 86 St David's Way. To the south-east is woodland.

Development: This application seeks planning permission to erect extensions and alterations to remodel the rear of the property. The property is currently a four bedroom dwelling. A proposed single storey extension would replace an existing conservatory and provide a dining room plus a new lounge area. The first floor extension would provide a new expanded landing area and enlarged bedroom with robing area.

Dimensions:

Rear single storey extension: 3m in depth by 8.3m in width with a height of 3.5m
First Floor Extension: 3.5m in depth by 2.8m in width with an overall height of 7m with eave height of 5.5m.

Materials:

Walls: Buff coloured brick to match existing dwelling.
Roof: Tiles to match the existing dwelling except a new flat roof element which will be finished with a dark grey single ply membrane.

Ancillary development, e.g. parking: Alteration to rear fenestration to provide new glazing with Juliet balconies, installation of a roof and provision of new steps to garden.

Cont'd.....

Application No 17/0668/FULL Continued.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is partially within a high risk area, and so it is intended to attach an informative note about mining conditions in the area.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 2 nearby properties.

Response: At the time of writing this report no representations had been received however the consultation period had yet to elapse. Any representations received following the completion of this report will be verbally reported to Members at Planning Committee.

Summary of observations: None.

Cont'd.....

Application No 17/0668/FULL Continued.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is liable for CIL at the higher rate but it is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main consideration for the application is the impact of the development on neighbour amenity. The application is being reported to Planning Committee as the spouse of the agent is an employee of the Authority.

The application property is a dormer style bungalow which has been subject to extensions in the past which include a rear two storey gable projection and single storey extensions at the rear with a conservatory beyond. The general topography is such that the land reduces to the rear (south-east) and the rear gardens are at a lower level than the dwellings.

The proposed single storey extension would replace the existing conservatory which lies on the boundary with the attached neighbouring bungalow (90 St David's Way) and the replacement structure would extend across the width of the application property. The new single storey extension would have a flat roof and would provide a new dining room and lounge area. The existing conservatory has a mono pitch roof form which reduces to the rear, the proposed single storey extension would have a flat roof and this would be approximately 0.2m to 0.6m higher in height than the existing conservatory roof. The proposed flat roof would have a continuous height of 3.5m along its length.

Cont'd.....

Application No 17/0668/FULL Continued.

The adjacent property (90 St David's Way) has a decked area adjacent to the existing conservatory and the decking is approximately 1m in height so the appearance of the new side wall on the flat roof extension will be circa 2.5m when viewed from the neighbours decked area. The submitted plans indicate that three windows in the side elevation facing the boundary with number 90 St David's Way will be obscurely glazed and it is proposed that should the application be approved a planning condition requiring this obscure glazing to be retained is added to prevent unacceptable overlooking to number 90 St David's Way. The proposed first floor extension will amend the current rear two storey gable projection. It will extend this element across by 2.8 metres and the current symmetrical roof pitch of the rear two storey gable will be amended to provide an asymmetrical roof arrangement with the north-eastern roof slope extending at a shallower angle with a lower eaves height. The first floor extension will be stepped off the boundary with the attached neighbouring property (90 St David's Way) by 2.3 metres and the floor plans indicate that it will not have an unacceptable impact on any of the adjacent property's fenestration including their first floor bedroom window in terms of light or outlook.

The neighbouring property to the south west is number 86 St David's Way and the proposed rear single storey extension is approximately 2.5m - 3.5m away from the boundary as the two properties are angled away from each other. The side elevation of the single storey extension facing the boundary of number 86 St David's Way will be extensively glazed, however the floor plans indicate that the finished floor level will be approximately 1m lower in the lounge area as the extension utilises the natural topography. It is not considered that any unacceptable overlooking to number 86 would occur as a result of the development. The first floor extension is substantially screened by the existing gable projection and there would no unacceptable impact on the occupiers of number 86 St David's Way. It is considered that a planning condition prohibiting the use of the flat roof area of the single storey extension as a balcony will ensure no unacceptable overlooking to either neighbour is introduced by the development.

The proposed development would extend a property that has been extended substantially in the past. In considering the proposed change and the impact on the adjacent properties it is noted that the single storey extension will not extend beyond the existing rear building line established by the conservatory noting that the replacement extension will significantly increase the width of this element. The impact of the single storey element on the property to the south-west (86 St David's Way) is mitigated by the relative footprints of the two dwellings which are angled away from each other which increases to the rear. The impact of the first floor element is considered acceptable on number 90 St David's Way as it is stepped away from the boundary. The property would retain sufficient amenity space following the proposed development and the current level of parking.

Cont'd.....

Application No 17/0668/FULL Continued.

The proposed development is considered acceptable and accords with adopted Local Development Plan Policies SP6 (Placemaking) and CW2 (Amenity) in having an appropriate design and impact on neighbour amenity. The application 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:
 - Site Location Plan, drawing reference AL.00.LOC, received 03.08.17,
 - Proposed Site Layout Plan, drawing reference AL.00.101, received 03.08.17,
 - Proposed Layout Plan, drawing reference AL.00.102 revision D, received 03.08.17,
 - Proposed Elevations, drawing reference AL.00.103, revision C received 25.08.17.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 17/0668/FULL Continued.

- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the dining room windows facing north-east shall be non-opening and glazed with obscure glass. Any replacement or repair shall only be with non-opening and obscure glazed windows.
REASON: In the interests of residential amenity.
- 05) The flat roof area over the dining room/lounge extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area and the first floor bedrooms shall be maintained at all times with Juliette balcony barriers to the south-east facing external doors as shown in the approved rear elevations.
REASON: In the interests of the privacy and amenity of neighbours.

Advisory Note(s)

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

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

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

Cont'd.....

Application No 17/0668/FULL Continued.

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

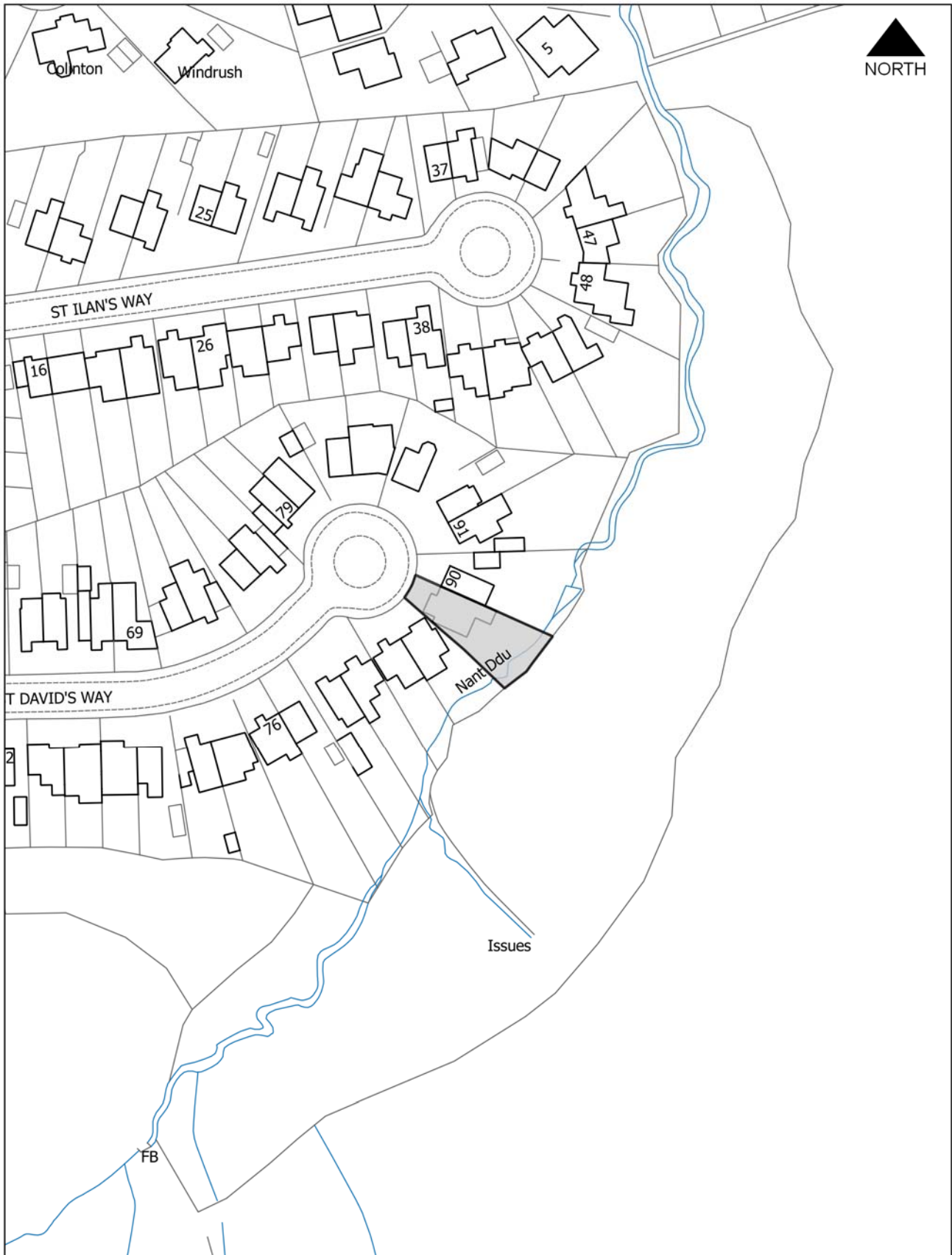
Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

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

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

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

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



Agenda Item 7

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0465/NOTT 02.06.2017	CTIL & Telephonica UK Limited C/o Clarke Telecom Ltd Ms D Perry Unit E Madison Place Northampton Road Manchester M40 5AG	Install a 15m monopole supporting 3 No. antennas, 2 No. dishes, ground based equipment cabinets and ancillary development thereto Land At Heol Aneurin Near Y Cilgant Penyrheol Caerphilly	Prior Approval Not Required 28.07.2017
17/0474/COND 05.06.2017	CCBC Ms K Cole Chief Education Officer Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge condition 17 (drainage - grease trap) of planning consent 15/1121/LA (Erect new single-storey Primary School, Nursery and Flying Start Unit including parking and external works) Rhymney Comprehensive School Site And Adjacent Land Abertysswg Road Rhymney	Decided - Discharge of Conditions 28.07.2017
17/0514/COND 16.06.2017	Arrow Group Retirement Benefit Scheme C/O Boyer Mr L Forse Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Discharge condition 4 (access route) of planning consent 12/0209/COU (Change the use of land to permit provision of turning head for car transporter, additional parking for staff and bundling/landscaping of same) Land Adjoining Arrow Ford Commercial Street Pontllanfraith Blackwood	Granted 28.07.2017

17/0142/RM 21.02.2017	Llanmoor Homes Mr S Grey C/o Savills Mrs L Williams 12 Windsor Place Cardiff CF10 3BY	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	Granted 31.07.2017
17/0143/RM 21.02.2017	Llanmoor Homes Mr S Grey C/o Savills Mrs L Williams 12 Windsor Place Cardiff CF10 3BY	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	Granted 31.07.2017
17/0440/FULL 22.05.2017	Mr & Mrs D Robins Gleneagles Eglwysilan Abertridwr Caerphilly CF83 4JG	Erect two storey side extension, single storey rear extension and extend and remodel entrance porch Gleneagles Eglwysilan Abertridwr Caerphilly	Granted 31.07.2017
17/0468/OUT 02.06.2017	Mr M Jenkins 5 The Elms Oakdale Blackwood NP12 0EP	Erect detached dwelling with associated access and groundwork and seek approval of the scale Land Within Curtilage Of 64 Crown Lane Pontllanfraith Blackwood	Granted 31.07.2017

17/0471/RET 05.06.2017	Mr P Bell 78 Bailey Street Deri Bargoed CF81 9HW	Retain and complete single storey rear and side extensions 78 Bailey Street Deri Bargoed CF81 9HW	Granted 31.07.2017
17/0460/ADV 31.05.2017	Greggs Plc Mrs S Humphries B3 Mucklestone Business Centre Eccleshall Road Mucklestone Market Drayton Shropshire TF9 4FB	Install two fascia signs, one projecting sign and two internal posters Greggs Unit 29 Castle Court Caerphilly	Granted 01.08.2017
17/0497/RET 12.06.2017	Mr S Evans The Dell 3 Warren Drive Caerphilly CF83 1HQ	Retain single garage The Dell 3 Warren Drive Caerphilly CF83 1HQ	Granted 01.08.2017
17/0331/FULL 12.04.2017	Mr D Dark Sherwood 1 Tir-Y-Cwm Road Risca Newport NP11 6DL	Demolish existing single storey extension and garage and erect a double storey rear extension and single storey side extension. Sherwood 1 Tir-Y-Cwm Road Risca Newport	Granted 03.08.2017
17/0484/RET 07.06.2017	Mr B Williams Ty Coppi Farm Twyn-gwyn Road Mynyddislwyn Newport NP11 7AY	Retain the change of use of a building currently used as a holiday let that was formerly a granny annexe (P/04/0929) Annexe Ty Coppi Farm Twyn-gwyn Road Mynyddislwyn	Granted 03.08.2017
17/0472/FULL 08.06.2017	Mr S Abbas Angel Way Dental Care 58 Cardiff Road Bargoed CF81 8PA	Erect an external staircase Angel Way Dental Care 58 Cardiff Road Bargoed CF81 8PA	Granted 03.08.2017

17/0266/LA 24.03.2017	CCBC (Education) Ms K Cole Caerphilly County Borough Council Ty Penallta Parc Tredomen Tredomen Ystrad Mynach Hengoed CF82 7PG	Construct new three storey, nine classroom infill block Newbridge Comprehensive School And Leisure Centre Bridge Street Newbridge NP11 5FR	Granted 04.08.2017
17/0476/FULL 06.06.2017	Mrs S Witcher Nga Wharua Crescent Road Caerphilly CF83 1AB	Erect two storey rear extension to create a bedroom on first floor and open plan kitchen area on the ground floor Nga Wharua Crescent Road Caerphilly CF83 1AB	Granted 04.08.2017
17/0492/RET 09.06.2017	Notemachine UK Ltd Ms J Clark Russell House Elvicta Business Park Crickhowell NP8 1DF	Retain an ATM installed through the existing glazing to the right hand side of the shop entrance 43 Commercial Street Pontymister Risca NP11 6AW	Granted 04.08.2017
17/0493/ADV 09.06.2017	Notemachine UK Ltd Ms J Clark Russell House Elvicta Business Park Crickhowell NP8 1DF	Retain integral illumination and screen to the ATM fascia, internally illuminated Free Cash Withdrawals sign above the ATM fascia and blue LED halo illumination to the ATM surround 43 Commercial Street Pontymister Risca	Granted 04.08.2017
17/0498/COND 12.06.2017	Mrs L Rowlands Tegfan 18 Underwood Caerphilly CF83 1HW	Discharge conditions 03(bat roosts) and 04 (bird nesting) of planning consent 15/0626/FULL(Erect single- storey extension to side of property) Tegfan 18 Underwood Caerphilly CF83 1HW	Decided - Discharge of Conditions 04.08.2017
17/0499/FULL 12.06.2017	Miss S Davies 16 Hadrian's Close Gelligaer Hengoed CF82 8DU	Erect dormer extension to front elevation to form additional bedroom 16 Hadrian's Close Gelligaer Hengoed CF82 8DU	Granted 07.08.2017

17/0592/NMA 10.07.2017	Mr P Davies Tir Rhos Railway Terrace Hollybush Blackwood NP12 OSJ	Seek approval of a non-material amendment to planning consent 17/0120/FULL (Erect 3 bedroom detached dwelling) to raise the external walls by 1.2m but the ridge height to be kept as original application Land Adjacent To Tir Rhos Railway Terrace Hollybush Blackwood	Granted 07.08.2017
17/0366/LA 27.04.2017	CCBC Mr M Owen Cwmcarn Forest Visitor Centre Nantcarn Road Cwmcarn Crosskeys NP11 7FE	Install ten varied design self-contained glamping units and associated soft landscaping to create additional alternative accommodation facilities on site Cwmcarn Forest Cwmcarn Forest Drive Cwmcarn	Granted 08.08.2017
17/0398/COND 08.05.2017	Welcome Care Homes Mr A Syed 71 Drake Road Essex RM16 6RG	Discharge conditions 6 (contamination - scheme to treat) and 16 (land drainage) of planning consent 16/0011/FULL (Erect a two-storey rear extension) Millview Lodge New Bryngwyn Road Newbridge NP11 4NF	Decided - Discharge of Conditions 08.08.2017
17/0403/FULL 09.05.2017	Mr S Bolitho 25 Lilian Road Blackwood NP12 1DN	Erect single storey rear extension 25 Lilian Road Blackwood NP12 1DN	Granted 08.08.2017
17/0459/FULL 30.05.2017	The Trustees Of Peter Makemson C/O Ms S Makemson 6 The Larches Ystradowen Cowbridge CF11 7TT	Demolish the existing bungalow, re-align the existing driveway access onto Rudry Road and construct a new purpose built dormer bungalow with ancillary landscaping works Llwyncelyn Bungalow Rudry Road Rudry Caerphilly	Granted 08.08.2017

<p>17/0490/COND 08.06.2017</p>	<p>Mr D Watts River See 21 Castle Rise Llanvaches Newport NP26 3BS</p>	<p>Discharge conditions 12 (scheme to control noise and dust), 13 (boundary details), 16 (provision of nesting and roosting sites for bird and bats species), 18 (Tree Protection Plan and Arboricultural Method Statement) and 19 (lighting scheme) of planning consent 14/0518/NCC (granted on appeal reference APP/K6920/A/15/3084354 to Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) Land Off Commercial Street Glan-Yr-Afon Lane Fleur-de-lis</p>	<p>Decided - Discharge of Conditions 08.08.2017</p>
<p>17/0543/COND 27.06.2017</p>	<p>Chris Howell Timber & Landscaping Supplies Nantgarw Road North Caerphilly CF83 1AQ</p>	<p>Discharge condition 03 (drainage) of planning consent 17/0267/FULL (Erect a steel frame building) Chris Howell Timber And Landscaping Supplies Land At Grid Ref 314776 187184 Nantgarw Road Factory Access Caerphilly</p>	<p>Decided - Discharge of Conditions 08.08.2017</p>
<p>17/0650/NMA 22.07.2017</p>	<p>Mr & Mrs G Stephens 7 Haines Close Caerphilly CF83 1SY</p>	<p>Seek approval of a non-material amendment to planning consent 16/1060/FULL (Erect single storey side extension, new vehicle access and parking space) for the existing garage roof to be retained with flat roof behind parapet to rear extension 7 Haines Close Caerphilly CF83 1SY</p>	<p>Granted 08.08.2017</p>

17/0505/FULL 13.06.2017	Mr A Rabaiotti 5 Pontbren Cottages Pontbren Road Hafodyrynys Newport NP11 5BH	Erect first floor extension and carry out alterations to the external elevations 5 Pontbren Cottages Pontbren Road Hafodyrynys Newport	Granted 09.08.2017
17/0508/RET 14.06.2017	Mr & Mrs K Bradfield Willowside Cefn Road Upper Deri Bargoed CF81 9GW	Retain garden summerhouse Willowside Cefn Road Upper Deri Bargoed	Granted 09.08.2017
17/0619/NMA 12.07.2017	Plutus Energy Limited Mr P Lazarevic Hudson House 8 Tavistock Street London WC2E 7PP	Seek approval of a non-material amendment to planning consent 17/0023/FULL (Install diesel powered generators and associated infrastructure for the provision of a Flexible Generation Facility to provide energy balancing services via the capacity market for the National Grid) to provide a different specification of generator and amendments to the site layout, including the layout of the internal access road One Pentref-y-groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen Newport	Granted 09.08.2017
17/0056/OUT 23.01.2017	Mr K Thomas KJ Services Ltd Capital Valley Industrial Park Rhymney NP22 5PT	Construct 5 no. detached dwellings with new junction and internal roads Land At Grid Ref 311245 205964 Fochriw Road Pontlloctyn Bargoed	Granted 10.08.2017

17/0510/COND 15.06.2017	Pine Ridge Homes Ltd Mr M J Woolford 81 Church Street Penydarren Merthyr Tydfil CF47 9HS	Discharge conditions 2 (approved plans), 3 (drainage), 5 (construction - engineering details), 10 (construction - structural calcs) and 15 (survey - other protected species) of planning consent 07/0962/FULL (Construct 7 two-bedroom terraced and 5 five-bedroom detached dwellings) Land At St Mary's Street Bedwas	Decided - Discharge of Conditions 10.08.2017
17/0570/TCA 29.06.2017	D L Corran Tree Surgeons Ltd Mr D Corran Albion House 39 Union Road East Abergavenny NP7 5UL	Fell mixed species of trees against the boundary fence with the school 1 The Lawn Rhymney Tredegar NP22 5LS	Granted 10.08.2017
17/0578/COND 05.07.2017	Mr W Jones By Brook Lodge 13 Old Brewery Lane Rhymney NP22 5HT	Discharge condition 8 (contamination) of planning consent 15/0218/FULL (Erect a residential development of four units) Land At Old Brewery Lane Rhymney Tredegar	Decided - Discharge of Conditions 10.08.2017
17/0458/RET 30.05.2017	Mr A Blake 13 Commercial Street Pontymister Risca NP11 6AW	Retain and complete the change of use from disused lane to a parking area Land To The Rear Of 13 Commercial Street Pontymister Risca	Granted 11.08.2017
17/0462/FULL 01.06.2017	Ffrind Developments Ltd Mitchell Meredith Orbit Business Centre Rhydycae Business Park Merthyr Tydfil CF48 1DL	Erect an additional bungalow and reposition of bungalow previously approved under planning consent 15/0705/FULL (as amended by 17/0289/NMA) Land At Grid Ref 315079 192127 (South Of Birchwood) Caerphilly Road Llanbradach	Granted 11.08.2017
17/0512/FULL 16.06.2017	Mr M Cashman 11 - 13 High Street Nelson Treharris CF46 6EU	Erect two storey rear extension 11 - 13 High Street Nelson Treharris CF46 6EU	Granted 11.08.2017

17/0517/NCC 16.06.2017	Mr & Mrs G Long 37 Gelynos Avenue Argoed Blackwood NP12 0AT	Vary Condition 1 of planning consent 12/0512/NCC to erect detached dwelling to extend the period within which the development can commence Land At Grid Ref 317750 317750 Located Between Methodist Chapel & 3 High Street Argoed	Granted 11.08.2017
17/0352/COND 19.04.2017	Graig-y-Rhacca Resource Centre Mrs S Williams 59-71 Grays Gardens Graig-y-rhacca Machen Caerphilly CF83 8TQ	Discharge conditions 10 (nature conservation and landscape management plan) and 11 (hedgerow enhancement planting and management plan) of planning consent 14/0133/RET (Retain the allotment site with numerous allotment plots, parking provisions, storage sheds and boundary fencing) Graig-y-rhacca Community Allotments Addison Way Graig-y-rhacca Machen	Decided - Discharge of Conditions 14.08.2017
17/0401/OUT 09.05.2017	Mrs Kiddie Delamere Garth Place To Rhydri Primary School Rudry Caerphilly CF83 3DF	Erect 3-bedroom detached dwelling Land Adj To Delamere Garth Place To Rhydri Primary School Rudry Caerphilly	Refused 14.08.2017
17/0433/NMA 18.05.2017	M2H Architects Mr M Hayman 16 Columbus Walk Cardiff CF10 4BY	Seek approval of a non-material amendment to planning consent 15/0790/FULL (Demolish two single storey extensions, change the use from hotel to residential to accommodate nine apartments with internal alterations and construct 3 no. three bedroom dwellings) to increase the extent of render on side elevation Oakdale Hotel Central Avenue Oakdale Blackwood	Granted 14.08.2017

17/0469/FULL 05.06.2017	Mr A John 17 Vanfield Close Caerphilly CF83 1PS	Erect two storey side extension, single storey extensions to front and rear and provide off road car parking to front 17 Vanfield Close Caerphilly CF83 1PS	Refused 14.08.2017
17/0520/CLPU 20.06.2017	Mr C Coombs 22 High Street Llanbradach Caerphilly CF83 3LQ	Obtain a Lawful Development Certificate for works to remove damaged timbers and replace with taninised timbers and batons, remove breathable felt and replace, use existing roof tiles to re-tile and insert two velux windows to the rear of building 22 High Street Llanbradach Caerphilly CF83 3LQ	Granted 14.08.2017
17/0591/NMA 10.07.2017	Mr J Jones 8 Llys Y Coed Ystrad Mynach Hengoed CF82 7FD	Seek approval of a non-material amendment to planning consent 17/0133/FULL (Erect two-storey side extension part over the existing garage and enlarge driveway) to amend the position of wall at the rear of the garage to be brought forward 120cm 8 Llys Y Coed Ystrad Mynach Hengoed CF82 7FD	Granted 14.08.2017
17/0345/FULL 13.04.2017	Mr B Poyner 17 Butterworth Close Newport NP19 9LY	Erect 4 no. five-bedroom dwellings The Coal Yard Pandy Road Bedwas Caerphilly	Granted 15.08.2017

17/0509/COND 14.06.2017	Western Power Distribution (South Wales) Plc Avonbank Feeder Road Bristol BS2 0TB	Discharge conditions 4 (land drainage) 5 (contamination - scheme to treat) and 6 (contamination - soil import testing) of planning consent 16/1019/FULL (Erect extension to rear of existing substation to include new 33/11kV switch room building, new 33kV transformer and various items of outdoor electrical apparatus, internal access road, 2.4m high steel palisade compound fence and gravelled surface) Trethomas 33KV Substation Addison Way Graig-y-Rhacca Caerphilly	Decided - Discharge of Conditions 15.08.2017
17/0522/FULL 20.06.2017	Mr W Griffiths 25 Church Road Abertridwr Caerphilly CF83 4DL	Construct new stepped access to provide disabled access lift 25 Church Road Abertridwr Caerphilly CF83 4DL	Granted 15.08.2017
17/0531/FULL 22.06.2017	Mr S Sterry The Gables 17 Pentwyn Road Trinant Newport NP11 3LN	Demolish existing garage and erect 2 bedroom annexe The Gables 17 Pentwyn Road Trinant Newport	Granted 15.08.2017
17/0502/FULL 13.06.2017	Mr & Mrs D Jones 1 Heol Tir-Y-Llan Aberbargoed Bargoed CF81 9FJ	Erect a two storey side extension 1 Heol Tir-Y-Llan Aberbargoed Bargoed CF81 9FJ	Granted 16.08.2017
17/0528/FULL 21.06.2017	Mr T Warwick The Castle Inn & Lodge Twyncarn Road Pontywaun Newport NP11 7DU	Erect bunkhouse accommodation The Castle Inn And Lodge Twyncarn Road Pontywaun Newport	Granted 16.08.2017
17/0552/FULL 29.06.2017	Mr G Heath 3 The Bryn Trethomas Caerphilly CF83 8GL	Erect a single-storey front porch and lounge extension 3 The Bryn Trethomas Caerphilly CF83 8GL	Granted 16.08.2017

17/0554/RET 29.06.2017	Mr J James 36 Gelligroes Road Pontllanfraith Blackwood NP12 2JT	Retain and complete double garage 36 Gelligroes Road Pontllanfraith Blackwood NP12 2JT	Granted 16.08.2017
17/0595/NMA 11.07.2017	Charter Housing Association Mr S Traves Exchange House The Old Post Office High Street Newport NP20 1AA	Seek approval of a non-material amendment to planning consent 15/0408/FULL (Demolish former derelict buildings and erect 29 residential units and associated works) to omit rear access to plots 17 and 22 Mining School Hill Main Street Crumlin Newport	Granted 16.08.2017
17/0504/FULL 13.06.2017	Mrs G Pritchard Ty'n Y Wern 5 Park Road Hengoed CF82 7LW	Erect rear single storey extension and internal modifications Ty'n Y Wern 5 Park Road Hengoed CF82 7LW	Granted 17.08.2017
17/0600/COND 11.07.2017	CCBC Chief Education Officer Ms K Cole Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge Conditions 7 (bats - light mitigation strategy) and 11 (illumination - site lighting) of planning consent 15/1121/LA (Erect new single storey Primary School, Nursery and Flying Start Unit including parking and external works) Rhymney Comprehensive School And Adjacent Land Abertysswg Road Rhymney	Decided - Discharge of Conditions 17.08.2017
17/0673/NMA 03.08.2017	Miss C Jones Hyfrydol 23 Merthyr Road Princetown Tredegar NP22 3AE	Seek approval of a non-material amendment to planning consent 14/0201/RET (Retain dwelling with basement and construct new balcony) to vary materials in balcony balustrade Hyfrydol 23 Merthyr Road Princetown Tredegar	Granted 17.08.2017

17/0482/NCC 05.06.2017	Mr C Jones Tyr Hendre Pant-Du Road To Tydu Road Llanfabon Treharris CF46 6PG	Vary condition 05 (vision splay) of planning consent 09/0897/FULL (Erect two-storey rear and side extensions to dwelling) to allow construction of wall 1m in height Tyr Hendre Pant-Du Road To Tydu Road Llanfabon Treharris	Granted 18.08.2017
17/0477/FULL 06.06.2017	Mr R Hopkins 17 Heol-Y-Ddol Caerphilly CF83 3JF	Erect two storey side extension and alterations to front garden to provide off street parking 17 Heol-Y-Ddol Caerphilly CF83 3JF	Granted 18.08.2017
17/0478/FULL 06.06.2017	Mr H Yearsley 36 Van Road Caerphilly CF83 1LB	Convert three-bedroom house into two flats 36 Van Road Caerphilly CF83 1LB	Granted 18.08.2017
17/0495/FULL 10.06.2017	Mr J Dacey Cleveland 5 Underwood Caerphilly CF83 1HW	Demolish chimney, add rooflights to front elevation and add box dormer to rear at first floor level Cleveland 5 Underwood Caerphilly CF83 1HW	Granted 18.08.2017
17/0532/COND 23.06.2017	Tre Tan Developments C/O Brinsons Eastgate Market Street Caerphilly CF83 1NX	Discharge Conditions 3 (drainage), 4 (parking area materials), 5 (no surface water drainage), 6 (root protection measures) and 7 (bird nesting provision) of planning consent 17/0123/FULL (Carry out alterations to car park layout to increase on site provision) Univar Block K - Leslie Court Western Industrial Estate Caerphilly	Decided - Discharge of Conditions 18.08.2017

17/0563/COND 03.07.2017	Mr M Gwinnell Hazelwood Waterloo Machen Caerphilly CF83 8NJ	Discharge conditions 4 (storage of construction materials and details of tree protection fencing), 5 (method statement), 6 (bat roost provision) and 7 (bird nesting provision) of planning consent 17/0323/FULL (Demolish existing single storey rear extension and construction of new single storey rear extension and three storey side extension) Hazelwood Waterloo Lane Machen Caerphilly	Decided - Discharge of Conditions 18.08.2017
17/0534/FULL 26.06.2017	Mr & Mrs C Hopkins 23 Ebbw View Terrace Newbridge Newport NP11 4FB	Erect first floor bedroom extension plus re-roofing existing single-storey bathroom 23 Ebbw View Terrace Newbridge Newport NP11 4FB	Granted 21.08.2017
17/0449/COU 26.05.2017	Hometown Developments Ltd 7 Mountain Road Wards Drive Caerphilly CF83 1HG	Change the use of former public house, and extensions and alterations to provide 3 No. additional flats (to make 4 No. in total) Royal Oak Inn Church Street Bedwas Caerphilly	Granted 22.08.2017
17/0480/FULL 05.06.2017	Mrs S Meudell 3 The Avenue Wyllie Blackwood NP12 2HJ	Erect a two storey rear pitched roof extension and demolition of a single storey rear extension 3 The Avenue Wyllie Blackwood NP12 2HJ	Granted 22.08.2017
17/0541/NCC 27.06.2017	Mr S Colwill 3 Chester Court Hendredenny Caerphilly CF83 2UP	Remove condition 2 (to retain garage) of planning consent P/00/0041 (Erect two-storey side extension) 3 Chester Court Hendredenny Caerphilly CF83 2UP	Granted 22.08.2017
17/0280/COU 29.03.2017	Mr K Bennett 6 Salisbury Terrace Brithdir New Tredegar NP24 6HZ	Carry out renovation works to convert church into domestic dwelling to include side and rear extension along with external ancillary works St Michaels Church School Street Tirphil NP24 6ET	Granted 23.08.2017

17/0438/COU 22.05.2017	Mr G Nottingham Willowdell Cottage Caerphilly Road Llanbradach Caerphilly CF83 3HZ	Change the use of outbuilding to a cattery Willowdell Cottage Caerphilly Road Llanbradach Caerphilly	Granted 23.08.2017
17/0561/NOTR 28.06.2017	Network Rail Ms H Hodgson Town Planner (Wales) Network Rail (Property) 5th Floor 5 Callaghan Square Cardiff CF10 5BT	Replace existing rail bridge River Ebbw Rail Bridge Navigation Industrial Estate Crumlin	Notification Railway Granted 23.08.2017
17/0548/FULL 29.06.2017	Mr P Phillips Dyfri 6 Pentwyn Road Nelson Treharris CF46 6HE	Erect rear sun room extension Dyfri 6 Pentwyn Road Nelson Treharris	Granted 23.08.2017
17/0576/COND 06.07.2017	Coleg Y Cymoedd Mr P Davies C Block Twyn Road Ystrad Mynach Hengoed CF82 7XR	Discharge Condition 3 (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 23.08.2017

17/0628/NMA 19.07.2017	G2 Energy Renewable Developments Limited Mr C Breaban 235 Old Marleybone Road London NW1 5QT	Seek approval of a non- material amendment to planning consent 15/0316/FULL (Erect a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation and temporary construction compound) to relocate approved substation Wind Turbine At Grid Ref 313668 201131 Groesfaen Farm Groes-Faen Terrace Bargoed	Granted 23.08.2017
17/0513/COND 16.06.2017	Mr L Evans Hillside Cottage 79 Main Road Maesycwmmmer Hengoed CF82 7PP	Discharge Conditions 3 (drainage), 4 (materials) and 6 (parking layout) of planning consent 17/0080/FULL (Erect two-storey granny annexe within the curtilage of the property) Hillside Cottage 79 Main Road Maesycwmmmer Hengoed	Decided - Discharge of Conditions 24.08.2017
17/0556/COND 30.06.2017	Mr A Norris 39 Graig-Yr-Wylan Caerphilly CF83 2QE	Discharge conditions 3 (parking spaces), 4 (bat roost provision) and 5 (bird nesting provision) of planning consent 15/1081/FULL (Demolish a ground floor utility room and construct a two-storey side extension) 39 Graig-Yr-Wylan Caerphilly CF83 2QE	Decided - Discharge of Conditions 24.08.2017
17/0583/FULL 07.07.2017	Mr G Morgan 29 Llyswen Penpedairheol Hengoed CF82 7DP	Erect a single storey side kitchen extension 29 Llyswen Penpedairheol Hengoed CF82 7TP	Granted 24.08.2017

17/0678/NMA 04.08.2017	Mrs E Johnson 3 Lon Isaf Caerphilly CF83 1BT	Seek non-material amendment to planning consent 17/0349/FULL (Convert existing 5m hipped roof to 6m gable roof with timber frames and construct two pitched rear dormer windows) to omit 3 velux windows on the front roof West facing and omit North and South facing windows in the apex of the gable ends 3 Lon Isaf Caerphilly CF83 1BT	Granted 24.08.2017
17/0500/RET 12.06.2017	Springfield Boarding Kennels Mrs J Thomas Penpedairheol Farm Cwmalsie Lane Mynyddislwyn Blackwood NP12 2QT	Retain new retaining wall Springfield Boarding Kennels Penpedairheol Farm Cwmalsie Lane Mynyddislwyn	Granted 25.08.2017
17/0501/FULL 12.06.2017	Miss A Thomas Penpedairheol Farm Cwmalsie Lane Mynyddislwyn Blackwood NP12 2QT	Erect new horse stables and paddock Penpedairheol Farm Cwmalsie Lane Mynyddislwyn Blackwood	Granted 25.08.2017
17/0516/CLPU 16.06.2017	Mr Phillips 48 Cardiff Road Bargoed CF81 8PA	Obtain a Lawful Development Certificate for a proposed A1 use 48 Cardiff Road Bargoed CF81 8PA	Granted 25.08.2017
17/0518/FULL 19.06.2017	Mr A McEachen & Mrs L Jones 6 Halls Road Newbridge Newport NP11 4FY	Erect front detached double garage and front retaining wall 6 Halls Road Newbridge Newport NP11 4FY	Refused 25.08.2017
17/0557/FULL 30.06.2017	Mr P Welsh Brynmelyn Park Road West Newbridge Newport NP11 4RU	Erect first and ground floor extensions and construct detached garage Brynmelyn Park Road West Newbridge Newport	Granted 25.08.2017
17/0560/FULL 03.07.2017	Mr K Keczmerski 47 Garden Suburbs Pontywaun Newport NP11 7GB	Erect garden shed and timber deck 47 Garden Suburbs Pontywaun Newport NP11 7GB	Granted 25.08.2017

17/0573/COND 03.07.2017	Mr R Parfitt Highwinds New Bryngwyn Road Newbridge Newport NP11 4NF	Discharge conditions 02 (bat roosts), 03 (nesting birds), 04 (sound proof windows), 05 (accoustic barrier), 06 (construction method statement), 07 (surface water drainage), 11 (highworks) 13 (stopping-up) & 14 (materials) of planning consent 15/0568/FULL (Construct four detached houses) Land At Former White Hart Inn Newbridge Road Pontllanfraith	Decided - Discharge of Conditions 25.08.2017
17/0569/RET 05.07.2017	Mr C Corcoran 12 Llanddwyn Island Close Caerphilly CF83 2AS	Retain and complete conversion of garage to a dining room and storage room 12 Llanddwyn Island Close Caerphilly CF83 2AS	Granted 25.08.2017
17/0618/NMA 13.07.2017	Pobl Group Mr S Traves Exchange House The Old Post Office High Street Newport NP20 1AA	Seek approval of a non-material amendment to planning consent 15/0120/FULL (Demolish existing Fire Station and re-develop site to provide 6 x one bedroom flats, 2 x two bedroom houses and 2 x three bedroom houses with ancillary parking) to change the shared drive surface from block paving to tarmac; relocation of bin store and omission of bike store Former Cefn Fforest Fire Station Pwllglas Road Cefn Fforest	Granted 25.08.2017
17/0611/RET 14.07.2017	G2 Energy Renewable Developments Ltd Mr C Breaban 235 Old Marylebone Road London NW1 5QT	Retain a turning head and an access plinth with stairs to the approved substation, formed as part of a wind turbine development granted under planning permission reference 14/0194/NCC Tyrbin Gwynt Yng Nghyfeirnod Grid 317282 192368 Bryn Ysgawen Farm Mountain Road Maesycwmmmer To Machen Maesycwmmmer	Granted 29.08.2017

17/0649/FULL 27.07.2017	Mr R Davies 25 Cae Celyn Croespenmaen Newport NP11 3AT	Erect two storey rear extension and part single storey rear extension 25 Cae Celyn Croespenmaen Newport NP11 3AT	Granted 29.08.2017
17/0324/FULL 11.04.2017	Mr P Owen The Mount Rudry Road Lisvane Cardiff CF14 0SN	Install 109 solar panels in landscape formation in 4 rows of 22 and 1 row of 21 The Mount Rudry Road Lisvane Cardiff	Granted 30.08.2017
17/0383/RET 02.05.2017	Mr C Wallis Brynderwen Crown Lane The Bryn Pontllanfraith Blackwood NP12 2HA	Partly retain and complete extraction of stone to construct dry stone boundary wall 1m in height and utilise excavated area for turning/storage area on the track Land At Grid Ref 320780 198753 Kendon Road Crumlin	Granted 30.08.2017
17/0511/COND 16.06.2017	Mr G Bevan Moulded Foams Ltd C/O Agent	Discharge condition 3 (land drainage) of planning consent 16/0815/FULL (Erect extension to service yard) Moulded Foams Ltd 2 Hawtin Park Gelli-haf Pontllanfraith	Decided - Discharge of Conditions 30.08.2017
17/0524/FULL 21.06.2017	Mr T Hughes 9 Tir-Berllan Oakdale Blackwood NP12 0GZ	Erect single-storey rear extension and detached garage 9 Tir-Berllan Oakdale Blackwood NP12 0GZ	Granted 30.08.2017
17/0572/FULL 05.07.2017	Mr D Aldridge 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA	Carry out repairs to fire damaged property incorporating a dormer roof 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA	Granted 30.08.2017
17/0574/FULL 05.07.2017	Mr & Mrs R Swidenbank 62 Sycamore Court Woodfieldside Pontllanfraith Blackwood NP12 0DA	Erect single-storey side extension to enlarge kitchen 62 Sycamore Court Woodfieldside Pontllanfraith Blackwood	Granted 30.08.2017
17/0461/FULL 01.06.2017	Mr & Mrs Coombes 97 Mill-race Abercarn Newport NP11 4TP	Erect PVCu conservatory to rear of property 97 Mill-race Abercarn Newport NP11 4TP	Granted 31.08.2017

17/0582/TPO 07.07.2017	Mr N Smothers 19 Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Remove all dead branches and trimming works (2-3m approx) on oak tree (Tree Preservation Order 6/92/IBC) 19A Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Granted 31.08.2017
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Agenda Item 8

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.
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.
16/1063/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.
17/0113/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.
17/0146/FULL 21.02.17	Demolish 3 no. external outbuildings and the construction of a new detached domestic dwelling at Ty Isaf Farm Abertridwr Road Penyrheol Caerphilly	Amended bat survey under 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.

17/0339/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.
17/0389/FULL 05.05.17	Erect three single storey commercial units with use class A1/A3, landscaping, fencing, create additional parking, re-organising existing parking and internal access at Castle View Shopping Centre Cae Meillion Caerphilly	Highway statement received and under consideration.
17/0473/FULL 05.06.17	Erect part two, part three, part four storey building comprising 43 retirement apartments with associated communal lounge, guest suite, electric buggy store and other communal facilities including car parking, sub station and landscaped grounds at Former Caerphilly Police Station Mountain Road Caerphilly	Viability assessment submitted and under consideration.
17/0475/COU 05.06.17	Change the use of land and erect 3 wooden camping pods for tourism and recreation purposes at Land Off Blackvein Road Risca NP11 7PS	Awaiting comments from Highways.
17/0521/FULL 20.06.17	Install an 800kW wind turbine together with a switchroom, construct access track, lay electrical cabling and ancillary works at Cruglwyn Manmoel Road Manmoel Blackwood	October Committee.
17/0527/FULL 22.06.17	Construct 4 detached dwellings and external works at Land Within The Curtilage Of Mountain House 41 Mountain Road Caerphilly	Viability assessment requested.
17/0529/RET 22.06.17	Retain and complete decking/patio area at 25 Heol Fawr Nelson Treharris	Awaiting further information.
17/0540/FULL 27.06.17	Erect two-storey rear extension at 11 Pantglas View Newport Road Trethomas Caerphilly	Revised details sought.
17/0547/FULL 29.06.17	Erect a two-storey dormer style extension comprising sitting room and W.C. to ground floor and bedroom to first floor at 7 Heol Gwaun Rhos Caerphilly	Post submission amendment.

17/0565/FULL 04.07.17	Erect extension to existing detached storage building at Robert Price (Builders Merchants) Ltd 145 Pontygwindy Road Caerphilly	Post submission amendment.
17/0566/FULL 04.07.17	Demolish existing conservatory and construct single-storey rear extension at Treharne 103 High Street Nelson Treharris	Design review under consideration.

Agenda Item 9

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. Sent amended document for approval.
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 draft internally and queried title evidence. Chased Officers for a response.
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. Waiting for final approval. Asked Planning if new plan approved.
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. Waiting for final approval. Asked Planning if new plan approved.

16/0076/OUT 28.01.16	Erect residential development on Land To The North Of Meadowland Close Caerphilly	Waiting for Solicitor. details Draft prepared. Not responding.
16/0085/NCC 05.02.16	Vary conditions 03 and 04 of planning permission 13/0058/NCC to extend the period of time for the submission of reserved matters and the commencement of the development at Land Off Pencoed Avenue Cefn Fforest Blackwood	Waiting for instructions from housing. No change.
16/0208/OUT 05.03.16	Erect 176 dwellings and access with all other matters reserved at Catnic Pontypandy Industrial Estate Caerphilly CF83 3GL	Sols reviewing draft.
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.
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.

Agenda Item 10

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
17/0008/REF 16/1087/FULL	GHR Developments C/O CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Erect four detached dwellings at Land Adjacent To Beechgrove Virginia Park Golf Club And Driving Range Virginia Park Caerphilly CF83 3SN	04.08.17
17/0009/REF 17/0189/FULL	Mr A Hathaway 76 Heol Ysgubor Caerphilly CF83 1SR	Erect two-storey side extension at 76 Heol Ysgubor Caerphilly CF83 1SR	04.08.17

APPEALS DECIDED

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