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Date: 4th October 2017

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 11th October, 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 13th September 2017.	1 - 4

A greener place Man gwyrddach

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



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

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

4	17/0710/FULL - 1 Fairfield Cottages, Ashfield Road, Newbridge.	5 - 10
5	17/0521/FULL - Cruglwyn, Manmoel Road, Manmoel, Blackwood.	11 - 30
6	17/0489/FULL - Former Gardd Y Craig, 106 Commercial Street, Pontymister, Risca.	31 - 46
7	17/0423/COU - Land at Grid Ref 316409 201491 Commin Road, Markham.	47 - 52

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

8	17/0665/FULL - 11 Bryn Close, Trethomas.	53 - 58
9	17/0565/FULL - Robert Price (Builders Merchants) Ltd., 145 Pontygwindy Road, Caerphilly.	59 - 64
10	17/0146/FULL - Ty Isaf Farm, Abertridwr Road, Penyrheol, Caerphilly.	65 - 78
11	17/0343/NCC - 1 Oak Lane, Royal Oak, Machen.	79 - 86
12	17/0278/OUT - Land at Grid Ref 314117 193622, Troedyrhiw, Ystrad Mynach.	87 - 102

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

13	Applications determined by delegated powers.	103 - 116
14	Applications which are out of time/not dealt with within 8 weeks of date of registration.	117 - 120
15	Applications awaiting completion of a Section 106 Agreement.	121 - 122
16	Appeals outstanding and decided.	123 - 124

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

Agenda Item 3



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 13TH SEPTEMBER 2017 AT 5PM

PRESENT:

Councillor W. David - Vice-Chair - Presiding

Councillors:

M. Davies, J.E. Fussell, A. Hussey, B. Miles, 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:

P. Den Brinker (Team Leader East), C. Boardman (Area Senior Planner), E. Rowley
(Area Senior Planner), A. Pyne (Area Senior Planner), R. Crane (Solicitor), R. Bryan
(Landscape Architect), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors M. Adams, Mrs E.M. Aldworth,
C.Andrews, A. Angel, J. Bevan, R. Gough and Mrs G. D. Oliver and Mr T. Stephens
(Development Control Manager).

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - Councillors M . Davies - 17/0539/FULL and
J.E. Fussell - 17/0668/FULL. Details are minuted with the respective items.

3. MINUTES - 9TH AUGUST 2017

RESOLVED that subject to the inclusion of Kristian Jennings (Environmental
Health Officer) in the list of Officers present, the minutes of the Planning Committee
held on 9th August 2017 be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT

4. CODE NO. 17/0539/FULL - 12 CONWAY ROAD, TRINANT

Councillor M. Davies declared an interest (in that he had a closed mind) and moved to the public gallery in order to speak as a local ward member.

It was noted that the application had been subject to a site visit on Monday 11th September 2017 and that a further letter had been received from one of the objectors.

Councillor C. Thomas spoke on behalf of the objector and Councillor M. Davies spoke as a local ward member. He left the Chamber when the Committee considered the application. The applicant, who had been advised, had declined the opportunity to speak.

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

RESOLVED that: -

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

5. CODE NO. 17/0550/FULL - BRYNDERWEN, 30 BRYN ROAD, BLACKWOOD

Following consideration of the application it was moved and seconded that subject to an amendment to condition (04), the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to an amendment to condition (04) and to the conditions contained in the Officer's report this application be granted;

Amended Condition (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 **southern** 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.

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is

relevant to the conditions of the permission: CW2;

- (iii) the applicant be advised 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;
- (iv) the applicant be 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.

6. CODE NO. 17/0668/FULL 88 ST DAVIDS WAY, WATFORD, CAERPHILLY

Councillor J.E. Fussell declared an interest (as applicant is known to him) and left the Chamber when the application was discussed.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. 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-influencingdistance-of-mine-entries>.

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 - it was reported that since the preparation of the report, the appeal in relation to 17/3173196 - Land at Wood Field Park Lane, Penmaen had been allowed and planning permission granted.

The meeting closed at 5.36 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11th October 2017, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0710/FULL 07.09.2017	Mrs S Banwell 1 Fairfield Cottages Ashfield Road Newbridge Newport NP11 4QU	Erect single-storey rear extension 1 Fairfield Cottages Ashfield Road Newbridge Newport NP11 4QU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Ashfield Road, Newbridge.

Site description: Two-storey semi-detached cottage with a garden to the rear.

Development: Full planning permission is sought to erect a single-storey rear extension.

Dimensions: The proposed extension measures 4.5 metres in width by 4.3 metres in depth with a height of 2.5 metres to the eaves and 3.8 metres to ridge height.

Materials: Spar render, concrete roof tiles and upvc windows and doors to match existing.

Ancillary development, e.g. parking: The provision of two roof lights.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and advice contained in the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017).

Cont....

Application No. 17/0710/FULL Continued

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: A site notice was displayed and three neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 17/0710/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY

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

ANALYSIS

Policies: This proposal is reported to Planning Committee because the applicant is related to a member of this Council. The application has been considered in accordance with National Plan Guidance, Local Plan Policies and Supplementary Planning Guidance. In design terms, the proposed extension is considered to be acceptable in terms of its fenestration, roof design and materials. Therefore the main issue in the determination of this planning application is whether the proposed development would have an overbearing impact on the adjoining property.

In terms of its impact on the neighbouring property (No. 2 Fairfield Cottages), it is not considered that there would be any undue overbearing impact as a result of the proposal and there would be no detrimental impact in terms of amenity. As such the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: None.

Comments from public: None.

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

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 17/0710/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 2 As Proposed received on 16.08.2017.
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.

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
17/0521/FULL 20.06.2017	Mr D Davies Ty Cwm Newport Road Hollybush Blackwood NP12 0BN	Install an 800kW wind turbine together with a switchroom, construct access track, lay electrical cabling and ancillary works Cruglwyn Manmoel Road Manmoel Blackwood

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at Cruglwyn, Cefn Manmoel and is approximately 4km south east of Tredegar and 2.5km north west of Manmoel.

Site description: The proposed site stands on land at a height of approximately 420 metres above Ordnance Datum and principally consists of grassland with semi-mature trees bordering the field boundary. An access track runs from west to east adjacent to the site that allows private access from Manmoel Road to the east. The footprint of the proposed turbine and associated infrastructure covers an area of 0.71 hectares.

The application site is bordered to the south-east by enclosed farmland and to the west, north and east by the unenclosed moorland on Manmoel Common. The entirety of this area is located on a narrow plateau/ridge, oriented north-south, between the steep-sided, settled and industrialised valleys of the Sirhowy and Ebbw rivers. This arrangement of relatively isolated and open uplands separated from enclosed and semi-urbanised valleys is typical of this part of south Wales. The Cefn Manmoel landform rises in elevation to the north and east, reaching a high point of approximately 504 metres above Ordnance datum some 1.km to the north of the proposed turbine.

The nearest residential property is Maes-yr-Onn-Fach, which is located approximately 570 metres to the south east of the proposed turbine location. The nearest other residential property within 1km of the site is Lower Farm, and is located approximately 780 metres to the west of the proposed turbine location.

Cont....

Application No. 17/0521/FULL Continued

The nearest other residential properties to the site are Nos. 1-6 Railway Houses, located approximately 855 metres to the north-west of the proposed turbine location, Pochin House located approximately 983 metres to the south-west and Nos. 1 to 8 Pochin Houses located approximately 1010 metres to the south-west of the proposed turbine location respectively. The nearest settlement is Victoria located approximately 1km to the north-east.

An identical single wind turbine to the one proposed (planning reference 14/0761/FULL) is located approximately 200 metres away in the adjoining field to the south of the application site. Landscape improvements associated with this consent in regard to strengthening the gaps within the northern hedgerow boundary are scheduled to be implemented in winter 2017/2018 outside of the breeding season for birds.

Development: The application seeks full planning permission to construct a single wind turbine and associated infrastructure including turbine foundations, a crane hardstanding/laydown area, a switch room and associated cabling.

Wind Turbine

The proposed wind turbine would have a rated output capacity of 800kW and its key maximum parameters are set out below:-

Hub height: 60 metres;
Blade length: 26.5 metres;
Rotor diameter: 53metres;
Maximum height to blade tip: 86.5 metres; and
Number of blades: 3.

The final selection of turbine manufacturer would be confirmed following a competitive tendering process in which only qualifying turbines that are within the size parameters set out above and can comply with any appropriate noise condition imposed on the development would be considered. As such the applicant is applying for planning consent for a wind turbine with a maximum blade tip height of 86.5m to allow flexibility across the wind turbine market for this class of machine.

The turbine is proposed to be predominantly light grey in colour to match the colour of the existing turbine located approximately 200 metre to the south of the proposed turbine. A micro-siting allowance of 15 metres is included within the application boundary to take account of unforeseen problems that may be encountered with ground conditions.

Cont....

Foundations

The foundation for the turbine proposed would be of reinforced concrete construction, approximately 12 metres in diameter and up to 3 metres in depth. The final design of the foundation and reinforcement would be completed following ground investigations and detailed engineering design prior to construction.

Crane Hardstanding/Lay down Areas

The proposed turbine would be located within an area that is currently semi-improved grassland and as such a degree of localised temporary ground improvement will be required during construction to accommodate a crane hard standing and lay down area for components. The area would be carefully stripped of topsoil's when in a suitably dry state and the resultant material would be stored in low narrow bunds of no more than 1m height in accordance with BS3882. The total area required for cranes and lay down would be around 600 square metres (20 metres x 30 metres).

The turbine would be erected using two mobile cranes to lift the tower sections, nacelle and rotor components into position. It is anticipated that following construction and curing of the turbine foundation it would take approximately two weeks to erect the turbine, after which the cranes would be removed from site. Following the erection of the turbines the temporary hardstanding areas would be covered over with the previously stripped soils and seeded so that the field can be reinstated to its former use, with the exception of a track to the base of the turbine to provide maintenance access.

Switchroom

The switchroom would be located immediately adjacent to the turbine base. The container would be of fibreglass construction, in a buff finish to match the existing turbine. The container would be bolted to a concrete foundation and would house the transformer, switch gear and other associated electrical equipment required to connect the wind turbine to the local grid. Cabling from the turbine to the transformer would pass below the turbine foundation in a duct.

The grid connection would be made to the existing cable that takes power from the first turbine off site. The existing connection point at Festival Gardens located approximately 1km to the north-east of the site would be changed to a new point of connection approximately 270 metres away from Festival Gardens via an underground cable. This connection would be made by the District Network Operator (DNO) under their permitted development rights.

Ancillary development, e.g. parking: None.

Cont....

Application No. 17/0521/FULL Continued

PLANNING HISTORY

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies in the open countryside beyond a settlement limits, it is not allocated for any specific use, but it is located within a Visually Important Local Landscape (VILL) and adjoins Mynydd Manmoel Site of Importance for Nature Conservation (SINC NH 3.24).

Policies: SP1 (Development Strategy), SP5 (Settlement Boundaries), SP8 (Minerals Protection), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints), CW19 (Locational Constraints - Rural Development and Diversification), CW22 (Locational Constraints - Minerals), NH2 (Visually Important Local Landscapes).

NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016), Technical Advice Note 8: Planning for Renewable Energy (July 2005) and Technical Advice Note 11: Noise (October 1997).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Countryside And Landscape Services - The Councils' Landscape Architect has raised objections on the basis that:

1. This landscape unit's capacity to accept wind turbines has already been reached with the existing development.
2. The spacing of the turbines will presumably affect the efficiency of the new turbine.

Cont....

Application No. 17/0521/FULL Continued

3. The doubling up of turbines within a Visually Important Landscape undermines the integrity of the landscape.

4. The additional proposal would overwhelm the skyline and should be avoided. A residential Visual Amenity Assessment has not been undertaken for Pochin Houses. It is quite possible that the relationship between the turbines may create an environment that would be regarded as unattractive and thus unsatisfactory place in which to live.

Mr R Jones - Trunk Road Manager - The proposal is 800kw and larger than the existing turbine. For the assurance of the trunk road highway authority would the applicant please supply comparative dimensions of the Abnormal Indivisible Load sizes against those for the 500kw movements that have already taken place.

OFCOM - No objection raised.

Public Health Wales - Offers no adverse comments.

CADW - Whilst the proposed development is within a 5km zone of theoretical view of seven scheduled monuments, it is not considered that the identified impacts will be significant. Therefore there is no objection to the impact of the proposed development.

Minerals Officer - The proposed wind turbine can be considered as temporary development with a lifespan of approximately 25 years. LDP policy CW22 B is relevant. There are no proposals for mineral extraction within that timeframe in this area at present and, therefore, there is no objection on minerals safeguarding grounds.

Transportation Engineering Manager - No objection subject to conditions in the interests of highway safety.

Head Of Public Protection - No objection subject to conditions in the interests of residential amenity.

Senior Engineer (Land Drainage) - Raises no objection subject to a condition requiring the submission of a drainage scheme.

Countryside And Landscape Services - The Council's Ecologist has considered the objection raised by NRW regarding the absence of an updated vantage point survey and is satisfied. The previous vantage point survey undertaken in 2014 did not identify a significant use of the site by birds of prey. Furthermore, the breeding bird survey undertaken in connection with this application failed to confirm breeding of birds of prey in mature beech trees on site, although a large unoccupied nest was identified in one beech tree, (species not determined).

Cont....

Application No. 17/0521/FULL Continued

In view of the low numbers of birds of prey and limited potential for breeding close to the turbine, the Council's Ecologist has confirmed that an updated vantage point survey would be unlikely to change the conclusions drawn by the previous survey. The applicant subsequently provided more details on the breeding bird surveys and has concluded that there is unlikely to be an impact on these species.

Concerns have been raised regarding the removal of the pond and it is now not possible for determine if Great Crested Newts are/were present on site.

Finally, it is noted that site appears to have been agriculturally improved since the approval of the first wind turbine in 2015, close to the current application site, so botanical interests associated with the grassland are now low.

Therefore no objection is raised subject to the imposition of conditions for a mitigation for the developer to provide a new pond, site clearance works to be undertaken outside of bird breeding season and no tree/hedge planting to be undertaken within 5 metres of the turbine blade tips to protect bats.

Strategic & Development Plans - It is acknowledged that there is a need to balance the requirement for renewable energy against the impact on landscape. Therefore, no policy objection is raised to the proposal subject to consideration of the impact of development on the natural heritage and any mitigation required, the cumulative impact of wind turbines and the comments of the Minerals Officer in respect of the potential sterilisation of the minerals resource from locating a wind turbine at the application site.

Chief Fire Officer - The developer should consider the need for the provision of:-

- a. Adequate water supplies on the site for firefighting purposes; and
- b. Access for emergency firefighting appliances.

National Air Traffic Services - The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Ministry Of Defence - No objection to the proposal.

Dwr Cymru - Have no adverse comments to make regarding the application.

Natural Resources Wales - Objects on the basis that an updated Vantage Point Surveys has not been undertaken. It is also considered that the existing mature beech trees and the proposed additional planting are a material consideration when positioning the proposed turbine to ensure turbines are not near potential bat flight lines.

Cont....

Application No. 17/0521/FULL Continued

ADVERTISEMENT

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

Response: Eleven letters of objection were received from members of the public.

Summary of observations: The objections are summarised as follows:-

1. The impact of the proposed turbine in connection with other commissioned turbines in the area would add to an unacceptable cumulative threshold of wind turbine development in the area.
2. The proposal would have significant adverse impacts that would affect the quality of life for residents and recreational users.
3. The proposal would have a harmful impact on the Manmoel Visually Important Local Landscape, the Cefn Manmoel Scheduled Ancient Monument and the nearby Special Landscape Area in Blaenau Gwent.
4. The proposal is contrary to policies in the local development plan and national planning guidance.
5. Excessive weight is being given to the need for renewable energy and what happens if the operator cannot achieve the estimated power that the turbine should generate?
6. The ecological value of the land has slowly been eroded to the point that certain species are threatened with extinction.
7. The installation of the turbine will cause major disruption to the local community, that the haulage vehicles used are unsuitable and can possibly cause injury to pedestrians.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

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.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are encompassed within the objections raised by members of the public, Natural Resources Wales and the council's Countryside and Landscape Service's comments, and as such these will be considered in turn below.

1. Cumulative Impact

The proposed second wind turbine at Cruglwyn on the Manmoel ridge is to be sited approximately 200 metres from the existing Cruglwyn turbine and north of the existing turbines located on the opposite valley ridges of Cefn y Brithdir and Mynydd Bedwellte. There are turbines to the south of the application site at Pen y Fan Ganol and Oakdale, however the topography of the land prevents the existing turbine at Cruglwyn being viewed as a single cluster. There are also eight operational turbines located on the opposite valley ridges of Cefn y Brithdir and Mynydd Bedwellte that are visible from the application site in sequential clusters. However the general topography of the area and existing screening features do not make it possible for all of the turbines to be generally viewed collectively from a single vantage point.

The height of the turbine at 86.5 metres coupled with the fact that the rotors will be turning will inevitably draw the eye to the structure and would become an additional feature to the existing skyline and rural landscape. A landscape impact assessment has been submitted with the application. A desktop study includes by a computer generated 17km radius zone of theoretical visibility (ZTV) where the wind turbine will be visible. The landscape assessment also includes photo montages of the proposed and existing turbine from various vantage points within the detailed study area (11km radius) including viewpoints from within and outside of Caerphilly County Borough.

Concerns have been raised that the impact of the proposed turbine in connection with other commissioned turbines in the area would add to an unacceptable cumulative threshold of wind turbine development in the area.

Cont....

Application No. 17/0521/FULL Continued

The Council's Landscape Architect considers that the landscape unit has already reached capacity and relies on the guidance contained within in the Heads of the Valleys Wind Turbine Development Landscape Sensitivity and Capacity Study (Gillespies Report, 2015) that "there is no capacity for large and very large scale development on this narrow ridge."

Furthermore, the Landscape Architect is also concerned with the spacing between the existing and proposed turbine in that the close siting can potentially influence the energy efficiency of the proposed turbine and that a residential visual amenity assessment has not been undertaken for Pochin Houses, and such an assessment should be undertaken prior to determination of the application.

The 'Gillespies Report, 2015' provides guidance for this landscape unit, and sets out the criteria for determining the typology of a development and the relationship between turbine height and capacity threshold for the number of turbines are set out as follows:

Small - a blade tip height of less than 50 metres and will consist of three turbines or fewer.

Medium - a blade tip height of less than 80 metres and will consist of four turbines or fewer.

Large - a blade tip height of less than 109 metres and will consist of five turbines or fewer.

Very Large - a blade tip height of more than 109 metres and will consist of any number of turbines.

Whilst the Landscape Sensitivity and Capacity Assessment for unit 22: Northern Manmoel Ridge states:

"There is no capacity for large and very large scale development on this narrow ridge." It also states:

"There is some capacity for medium scale development and for small or micro scale development associated with existing built form." (Gillespies Report, 2015)

In that regard, the proposed turbine is an exact replica of the existing turbine approved under planning reference 14/0761/FULL which has a maximum height to blade tip of 86.5 metres. The existing and proposed turbines are categorised as large. Given that previous permission has already been granted, the precedent for this size of turbine has already been set within this landscape unit and it would be difficult to justify reasons for refusal on this basis. Whilst the height of the existing and proposed turbine is 8% taller than the maximum thresholds set out for medium sized turbines, it is also considerably smaller in height than the maximum blade tip height of 109 metres for large turbines.

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Furthermore, the existing turbine at Cruglwyn is the only operational or consented turbine currently within this landscape unit, and the 'Gillespies Report, 2015' identifies that this landscape unit could accommodate up to four medium sized turbines.

In terms of the separation distance between the existing and proposed turbine it is acknowledged that TAN 8 suggests spacing of six rotors for turbines set behind each other and co-incident with the prevailing wind direction. However, it is industry standard to site wind turbines at or around 3 rotor diameters separation when sited at 90 degrees to the prevailing wind. In this instance, the prevailing wind direction is due west, therefore the 3.5 rotor diameters separation between the existing and proposed turbine will not affect the efficiency of the proposed turbine.

In terms of the lack of a residential visual amenity assessment for Pochin Houses, Pochin Houses are located outside the 865 metres radius (ten times blade tip height) from the proposed turbine, and is therefore outside the radius for the residential assessment. Furthermore, there was opportunity to request further viewpoints as part of the scoping opinion and this was not requested by the landscape architect at the time. The developer has subsequently provided a further wireframe drawing from Pochin Houses and has confirmed that any "stacking" phenomenon (the overlapping of rotor blades) would be an unlikely event. However, it is acknowledge that there is potential for stacking to occur for a short length of the road along the A4048 and only when the wind is blowing in a due North-South direction. Even then those road users would be travelling at 90 degrees to the prevailing wind rather than in the same direction. Finally, the orientation of Manmoel Road runs from north-west to south east direction and as such the opportunity for vehicle/recreational users using to witness stacking would be minimal.

The cumulative impact of the existing and proposed turbine at Cruglwyn and others in the area is a significant factor to be considered in the determination of this application. However, it is considered that the siting of the second turbine would not significantly close the existing gaps between the cluster of single turbines north of Bargoed, the cluster of turbines close to the Heads of the Valleys nor read as a single wind farm collectively across the three ridges. Furthermore the overlapping of rotor blades would be minimal.

2. Visual Impact

Concerns have been raised that the proposal would have significant adverse impacts that would affect the quality of life for residents and recreational users. In that regard, it is accepted that wind turbine developments do have a significant impact on the landscape character and visual amenity of an area by the very nature of their height and prominence. The role of the Local Planning Authority is to consider whether that impact is significant enough to justify a refusal of any planning application.

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Consideration of the landscape effects are important and cumulative effects have been discussed above. In accordance with the guidance set out in the Guidelines for Landscape and Visual Assessment (GLVIA), the Landscape Visual Assessment (LVIA) adopts an approach proportionate to the likely significant effects of the Proposed Development. The conclusions of the LVIA have been determined via use of professional judgement, set within a structured assessment framework, and supported by reasoned justification.

It is accepted that this landscape unit has now changed as a result of the existing turbine introducing a prominent vertical structure with moving parts into a rural landscape . The introduction of a second turbine to the area would result in an incremental change to the character and nature of the Sirhowy Valley visual and sensory aspect area, as well as viewpoints located from the valley ridges running parallel to the application site.

As discussed previously, this landscape unit is capable of accommodating up to four turbines. Given that there is one operational turbine in this area, it is considered that the effects brought about to a modified environment will in general be less harmful than that brought to a more natural environment.

3. Impact upon on the Manmoel Visually Important Local Landscape, the Cefn Manmoel Scheduled Ancient Monument and the nearby Special Landscape Area in Blaenau Gwent.

Concerns have been raised in that the proposal would have a harmful impact on this area. This has been discussed previously above. Whilst the designation of the land as a Visually Important Local Landscape (VILL) elevates its importance from a landscape perspective, the impact has to be balanced against the need to provide renewable energy. In the context of the renewable energy benefits, the slight increase in the intensity of turbine development within the VILL is considered to be acceptable in the planning balance. Furthermore, Cadw have considered the proposal and do not consider that the proposed development would have a significant impact on the Scheduled ancient Monuments. The neighbouring authority of Blaenau Gwent has not provided any comments in response to the neighbouring authority consultation letter sent.

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4. The proposal is contrary to policies in the local development plan and national planning guidance.

The objectors have set out a number of policies within the local development plan and national planning guidance, which in their opinion the development fails to comply with. In addition to this, a previous recommendation from the landscape architect (planning application 15/0597/FULL) identified that the area had already reached its capacity to absorb further wind energy proposals. This application was subsequently approved by Members at Planning Committee. However in relation to that application, the proposal was located within a different landscape unit (Unit 16: Rhymney Valley from Rhymney to Bargoed) and its location was sited on the opposite valley ridge of Mynydd Bedwellte.

Many policies within the local development plan and in national guidance require developments to be assessed and for those policies to be interpreted as they relate to the proposal. A deal of subjective opinion can influence the interpretation of these policies and the Local Planning Authority has to do so from a basis of a presumption in favour of sustainable development whereas the objector will invariably have the opposite view. In that regard the application has been assessed against local plan policy and national planning guidance and it is considered that the proposal is broadly compliant subject to the consideration of visual impact, need etc. as discussed above and below.

5. The need for renewable energy and the effectiveness of the turbine

The estimated annual energy production of the proposed wind turbine is 3164 MWh per year. It is estimated that this would result in annual Carbon dioxide reductions of approximately 1360 tonnes per year, compared to non-renewable sources. In addition, the energy generated by the turbine would be sufficient to meet the annual needs of approximately 792 homes based on the UK average domestic household consumption.

Concerns have been raised regarding the excessive weight being given to the need for renewable energy and whether the development can generate the estimated energy output. In that regard the renewable energy targets set out in the EU Renewable Energy Directive, and the UK Renewable Energy Roadmap includes a target of 15% of energy to be generated from renewables by 2020. Yet, whilst EU countries are on the way to meeting this target, there is a further binding target that at least 27% of the energy used by the EU in 2030 should be renewable. Whilst it is unclear whether the UK will adopt the 2030 target in the future, the transition to low carbon energy sources is still a key Welsh Government policy. Welsh Government 'has made a commitment to tackling climate change, resolving that the Government and people of Wales will play the fullest possible part in reducing its carbon footprint' (para 4.5.1 Planning Policy Wales 9th Edition, 2016).

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Welsh Government has also endorsed the use of renewable energy in its Policy Statement 'Energy Wales: A Low Carbon Transition'. Within both documents, the presumption is in favour of a low carbon transition to more renewable energy generation techniques. As such, there is still a need to ensure that renewable energy generation is allowed, subject to all other material planning considerations being satisfied.

Whilst it is accepted that with any development of this nature that there will be an element of "harm" to the landscape, albeit, as permission is sought for a 25 year period, of a temporary nature, any such "harm" should be balanced against the requirement of the EU Renewable Energy Directive. This target is supported within the UK National Renewable Energy Action Plan (NREAP). The Draft Renewable Energy Assessment (REA) for Caerphilly County Borough October (2011) states that the predicted electricity usage for Caerphilly County Borough in 2020 is 662,000MWh. Renewable electricity generation within the County Borough in 2015 was 89,208 MWh, which is only 13% of the predicted amount likely to be used in 2020. This represents a significant shortfall in the anticipated 30% renewable electricity generation target envisaged in the NREAP. Furthermore, even if the authority could exceed the target of 15% before 2020 there will still be an expectation to push on further and provide more renewable energy.

Since the removal of subsidies for onshore wind and solar PV it is only offshore and exceptionally performing onshore locations, such as the proposed development site, that are likely to come forward to fill this gap. The Local Planning Authority has to assess this application on its merits, and on the basis that the proposed turbine would generate the predicted levels of renewable energy, which is supported at both a national and local level. Given that the developer has been able to obtain performance figures from the existing turbine, the applicant would not be attempting to further diversify their farming business if the proposal was not considered to be a viable option. As such, concerns relating to the weight being afforded to renewable energy and the efficiency of the turbine are not justified reasons to warrant refusal of this application.

6. Impact upon Ecology and Wildlife

There are fears that the ecological value of the land has slowly been eroded to the point that certain species are threatened with extinction.

Natural Resources Wales did not object to the previous permission at Cruglwyn, however they have subsequently objected to the second turbine on the basis that the environmental statement did not include an updated vantage point survey. However the Council's ecologist has received additional information regarding the bird breeding surveys undertaken and is satisfied that the development is unlikely to impact the existing species identified within the area and further vantage point surveys would not be required in order to determine this application.

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Application No. 17/0521/FULL Continued

The Council's ecologist has also confirmed that the application site appears to have been agriculturally improved since the approval of the first wind turbine in 2015, and botanical interests associated with the grassland are now low. On this basis, it is not considered that the proposal would have a detrimental impact on ecology or wildlife.

7. Disruption to the local community

Whilst concerns have been raised that the installation of the turbine will cause major disruption to the local community, that the haulage vehicles used are unsuitable and can possibly cause injury to pedestrians, it should be noted that the same route and access to the site is proposed as the operational turbine at Cruglwyn. Prior to commencement of deliveries, Blaenau Gwent and Caerphilly Highway Authorities, and the Police Authority will be contacted by the transport company that will be commissioned to transport the wind turbine components. In so doing the logistics and timing of the movements will be agreed and written consent for movements obtained. Furthermore, the Transportation and Engineering Manager has raised no objection to the proposal subject to the imposition of conditions to agree the abnormal vehicle loads.

In conclusion the landscape impacts of this turbine have to be assessed against this backdrop of a shortfall in the energy production within the county borough to meet predicted needs. On balance it is considered that the need to provide renewable energy outweighs the harm that the proposal would have on the landscape, character and visual amenity of the area and as such the proposal is acceptable in planning terms.

Comments from consultees: The concerns of the council's landscape architect have been addressed in the report above.

The concerns of Natural Resources Wales have been carefully considered by the council's ecologist and has requested the imposition of a condition to minimise any impact of protected species in close proximity to the development.

The Council's Ecologist has requested the imposition of a condition to reinstate the pond, as mitigation for the loss of pond habitat and potential great crested newt habitat. However, the inspector for a recent 2016 appeal decision relating to this authority whereby similar concerns were raised (appeal reference APP/K6920/A/15/3137884) concluded that whilst it may be necessary to provide mitigation, it is not necessary to enable the development to proceed. Given that this is a recent appeal decision it is important to take heed of such advice.

Comments from public: The concerns raised by members of the public have been addressed in the report above.

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Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Planning Statement and Drawings included in the Environmental Statement Volume 1: Main Report and Figures dated June 2017.
Planning Statement and Drawings included in the Environmental Statement Volume 2: Technical Appendices dated June 2017.
Planning Statement and Drawings included in the Environmental Statement Volume 3: Non-Technical Summary dated June 2017.
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The level of noise from the wind turbine (hereby approved) measured at the nearest noise sensitive properties shall not exceed 35dB(A) (LA90, 10 mins) up to wind speeds of 10m/s at 10m height when calculated in accordance with the attached Guidance Notes, or such other guidance as may be agreed in writing by the Local Planning Authority.
REASON: In the interest of the amenity of noise sensitive properties.

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- 04) During the course of the investigation required by Condition 05, should the wind turbine or turbines be identified as operating above the parameters specified in Condition 03, the wind turbines will be modified, limited or shut down as required to ensure compliance with this condition. These measures shall be applied until such time as maintenance or repair is undertaken sufficient to reduce the absolute noise level of the operating turbines to within the parameters specified.
REASON: In the interest of the amenity of noise sensitive properties.
- 05) Within 21 days from the receipt of a written request from the Local Planning Authority and following a noise complaint to the Local Planning Authority from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind turbine operator shall, at the operator's expense, engage an independent consultant approved by the Local Planning Authority to assess the level of noise emissions from the wind turbines at the complainant's property following the procedures described in the attached Guidance Notes or such other guidance as may be agreed in writing by the Local Planning Authority. The independent consultant's assessment and conclusions regarding the said noise complaint, including all calculations, audio recordings and the raw data upon which those assessments and conclusions are based, shall be submitted for the approval of the Local Planning Authority within 2 months of the date of the written request, unless otherwise extended in writing by the Local Planning Authority. The assessment recommendations as may be approved in writing by the Local Planning Authority shall be implemented and carried out within a set timescale agreed in writing by the Local Planning Authority.
REASON: In the interest of the amenity of noise sensitive properties.
- 06) Following the commission of the wind turbine hereby approved, the power generation, the wind speed and direction data, shall be continuously logged in accordance with a method that shall have been agreed in writing by the Local Planning Authority and such data shall be retained for a period of not less than 24 months and it shall be provided to the Local Planning Authority at its written request within 14 days of such request.
REASON: To monitor the wind turbine use and provide information to the Local Planning Authority to retain effective control.
- 07) Deliveries and construction works associated with the wind turbine hereby approve shall not take place outside the hours of 0700 and 1900 hours Mondays to Fridays, 0900 and 1600 hours Saturdays and not at all on Sundays and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interest of residential amenity.

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- 08) Prior to the commissioning of the wind turbine hereby approved they shall have been fitted with a control system that automatically shuts down the turbines during times when shadow flicker occurs, in accordance with a scheme of control that shall have been agreed in writing with the Local Planning Authority and the turbines shall be operated in accordance with the agreed scheme unless otherwise agreed in writing with the Local Planning Authority.
REASON: To control flicker in the interest of amenity of nearby flicker sensitive properties.
- 09) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.
REASON: To ensure adequate protection to protected species.
- 10) No tree or hedge planting shall occur within 50 metres of the turbine blade tips.
REASON: To minimise impact on protected species.
- 11) Notwithstanding the submitted details there shall be no movements of Abnormal Indivisible Loads to or from the site until after a revised Traffic Management Plan (TMP) has been submitted to and agreed in writing by the Local Planning Authority. The TMP shall indicate full consultation and approval with neighbouring Authorities which the loads pass through and consultation and approval with the Welsh Government. The TMP shall provide evidence that the necessary permits have been given by the South Wales Police Liaison Transport Officer who co-ordinates the safe passage of abnormal vehicles and shall also include full details of the haulier's indemnity insurance for approval. Details of any highway improvements required to the highway network with Caerphilly County Borough Council shall also be provided for approval by the Local Planning Authority and be completed prior to the delivery of the loads. The development shall proceed in accordance with the TMP following approval in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 12) The wind turbine, tower and ancillary equipment shall be removed from the site and the land restored to its former condition upon cessation of the use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cessation of the use shall be defined as the wind turbine becoming inoperative for a continuous period of six months.
REASON: In the interests of visual amenity.

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- 13) The site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 14) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 15) All walls and fences removed as part of the development shall be re-instated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.
REASON: In the interests of the landscape character and visual amenity of the area.
- 16) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used 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.
- 17) The wind turbine and tower hereby approved together with the ground equipment and plant shall be removed from the application site, either before the end of 25 years from the date of commencement of the development hereby approved or within six months upon their becoming no longer operationally active in the generation of electricity, whichever is the earlier.
REASON: In order to define the extent of the permission hereby granted.

Advisory Note(s)

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

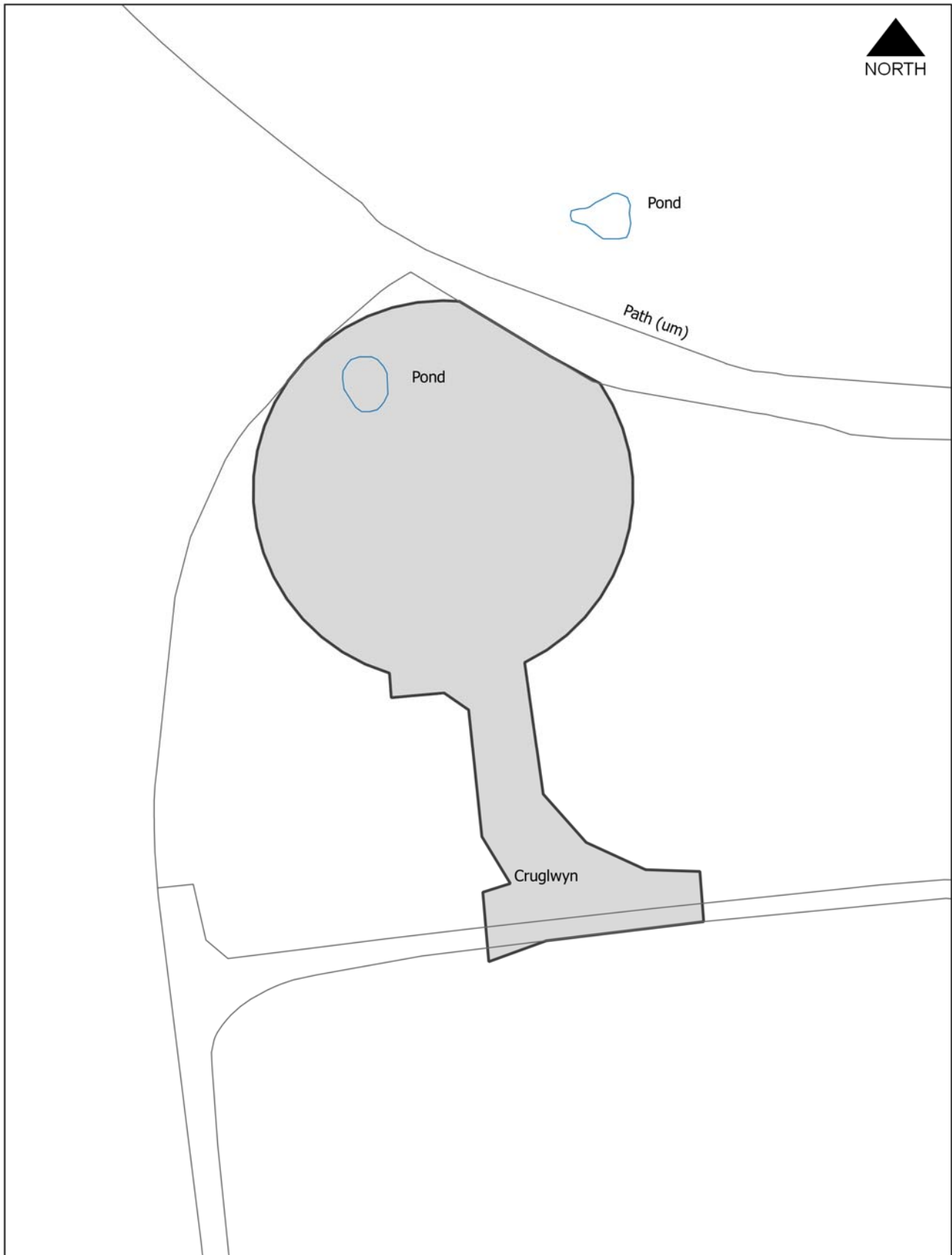
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Application No. 17/0521/FULL Continued

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

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

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



Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0489/FULL 14.08.2017	Charter Housing Mr N Taylor Exchange House High Street Newport NP20 1AA	Erect 34 No. residential dwellings and associated works Former Gardd Y Craig 106 Commercial Street Pontymister Risca

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the junction of Mill Street and Commercial Street, Pontymister.

Site description: The application site comprises a vacant parcel of land as well as the former Council car park in the south east corner of the site. This former car park is now privately owned, but still open to the public at the time of this report.

Development: It is proposed to construct 34 dwellings on the site, comprising 6 x one-bedroom apartments (2 no. to be assisted living); 13 x two-bedroom apartments (4 no. to be assisted living); 7 x two-bedroom houses (6 no. to be open market); and 8 x three-bedroom (3 no. to be open market).

Materials: Coloured render, stone cladding and facing brickwork.

Ancillary development, e.g. parking: 34 off-street parking spaces and 8 garage/undercroft parking spaces.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

Cont....

Application No. 17/0489/FULL Continued

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP6 (Place Making), SP15 (Affordable Housing Target), SP21 (Parking Standards), CW2 (Amenity), CW3 (Design Considerations - Highways), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP1 - Affordable Housing Obligations, LDP5 - Car Parking Standards, LDP6 - Building better places to live.

NATIONAL POLICY Planning Policy Wales and TAN12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

CCBC Housing Enabling Officer - Requests provision of 10% affordable housing.

Head Of Public Services - Provides advice to the developer regarding refuse collection.

Dwr Cymru - Provides advice to the developer.

Police Architectural Liaison Officer - No objection subject to advice to developer.

Wales & West Utilities - Provide advice to the developer.

Principal Valuer - No objection.

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

Senior Arboricultural Officer (Trees) - Raises concerns that future occupation of the site will lead to pressure on the removal of the TPO located in the south-west corner of the site. These concerns are echoed by the Landscape Architect.

Cont....

Application No. 17/0489/FULL Continued

Transportation Engineering Manager - No objection subject to conditions.

Countryside And Landscape Services - No objection based on submitted ecological surveys. Requests several conditions be attached to the permission in the interests of biodiversity enhancement.

Natural Resources Wales - No objection based on submitted Flood Consequences Assessment.

Based on the findings of the submitted Flood Consequences Assessment, the application site is located entirely within Zone C1 as defined in the Development Advice Maps contained in Technical Advice Note 15: Development and Flood Risk. In zone C the following tests will be applied:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
 - ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,
- iii. It concurs with the aims of PPW and meets the definition of previously developed land; and,
 - iv. The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 (of TAN15) found to be acceptable.

In response to these tests, the following points are made:

- i. The proposed development will help to regenerate this area at the entrance to the town centre, and will increase the number of users of Risca Town Centre;
- ii. Not applicable to employment;
- iii. The application site is previously developed 'Brownfield land', and concurs with the aims of PPW; and
- iv. The submitted Flood Consequences Assessment has been found to be acceptable and includes a flood evacuation route, incorporation of flood resilience measures, and the implementation of a Flood Management Plan.

Head Of Public Protection - No objection subject to conditions.

Cont....

Application No. 17/0489/FULL Continued

ADVERTISEMENT

Extent of advertisement: 36 neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: Four responses were received.

Summary of observations: -

- Concerns that future residents will complain about noise generation from existing public house (The Grove) that bounds the proposed development site to the west;
- Query as to whether existing boundary wall between development site and public house to the west will be retained or removed;
- Loss of existing car park;
- Highway safety implications on Mill Street as a result of the development;
- Loss of car park will detrimentally impact on adjoining accountants business;
- Loss of daylight to adjoining offices;
- Security implications for adjoining office by virtue of introducing footpath along side of office;
- Poor design of proposed buildings in key gateway position;
- The proposed development will prejudice future redevelopment of existing office.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A survey was carried out and no evidence was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure. Several conditions will be attached to the permission in the interests of biodiversity.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes, new residential floor space at a rate of £40 per square metre of internal space, which would result in a total of £991,040, but the applicant will be able to claim a social housing exemption.

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ANALYSIS

Policies: The application site is located within the defined settlement boundary and therefore the presumption is in favour of development providing material planning considerations do not indicate otherwise. In this instance those material considerations are the impact of the proposal on the visual amenity of the surrounding area; the residential amenity of future occupiers of the proposed residential flats; and highway safety.

In terms of the impact of the proposed development on the visual amenity of the surrounding area, it is noted that the site currently comprises the former Local Authority carpark in the south-east corner of the site, an existing accountants office is located at the southern boundary of the site, and the remainder is vacant scrubby land. The development will essentially have two frontages, i.e. one onto Commercial Street and one onto Mill Street. When viewed from Commercial Street, the frontage will comprise a three-storey block of apartments finished in coloured render and stone cladding, as well as the side elevation of Plots 8-10. The south-facing elevation of Plot 8 has been finished in stone cladding. It is considered that the design and materials proposed across this facade are acceptable, and will integrate with the existing area. The three-storey block fronting Commercial Street (i.e. Plots 11-17) is set back 7-11 metres from the site frontage. This is mainly due to the position of a protected tree between the apartment block and Commercial Street. This retained, protected tree will serve to soften the impact of the development in the streetscene.

The proposed development will also have a frontage onto Mill Street. Along this boundary a total of 8 dwellings and coach house will face Mill Street. All of these properties are two-storeys in height, combine coloured render and stone cladding, and will create an attractive, active frontage. Furthermore, Plots 31-34 are relatively small, terraced properties, that will ensure the development will naturally flow into the streetscene to the north of the site, and pay regard to the existing terraced properties from No. 8 Mill Street northwards. For the reasons outlined above, the proposed development is considered to be acceptable in terms of its design and its visual impact on the surrounding area.

In terms of the amenity of future occupiers, there are considered to be three main issues. Firstly, the 3-storey apartment block (Plots 11-17) is located immediately to the east of the Myrtle Grove Public House, and concern has been raised by the landlady that future occupiers may complain about noise emanating from the Pub. It is considered that this is unlikely to be the case as the west facing elevation of Plots 11-17 is a solid wall with no openings, that will be constructed to current building regulations standards. Secondly, immediately to the south of Plot 11-17 is a large tree protected by a Tree Preservation Order.

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Whilst it is acknowledged that this tree will have an overshadowing impact on the Plots 11-17, such an impact on the amenity of future occupiers would not warrant a refusal of planning permission, nor would its impact warrant its future removal. Finally in terms of the amenity of future occupiers, it is noted that very little formal public space has been proposed as part of the development. Given the town centre location of the development site, this high density is considered acceptable, with numerous local facilities, including formal public open space, available to future residents within short walking distances. Furthermore, each dwelling will benefit from private and shared amenity space. For the reasons outlined above, it is considered that the proposal is policy compliant in terms of design and amenity.

In terms of highway safety, the Transportation Engineering Manager raises no objection to the proposed development. 42 parking spaces are proposed to serve the 34 dwellings. The applicant has agreed a reduction in the parking requirements with the Transportation Engineering Manager in accordance with the sustainability criteria contained in the adopted Car Parking Standards. Each one-bedroom and two bedroom apartment, and each two-bedroom house will have one allocated parking space, and each three-bedroom house will have two parking spaces. The site will be served by a single vehicular access point, that will be moved from its current position on Mill Street, further north beyond the junction with Springfield Road. There will also be a pedestrian access directly onto Commercial Street. For these reasons the development is considered to comply with Policy CW3 (Design Considerations - Highways).

Comments from Consultees:

The Transportation Engineering Manager raises no objection subject to conditions.

The Head of Public Protection raises no objection subject to conditions.

The Senior Engineer (Land Drainage) raises no objection subject to conditions.

The Council's Ecologist raises no objection subject to conditions.

Natural Resources Wales raise no objection based on the Flood Consequences Assessment submitted by the applicant that includes a flood evacuation route; the incorporation of flood resilience measures into the design of the development; and the implementation of a Flood Management Plan.

Welsh Water provides advice to the developer.

The Council's Housing Enabling Officer requests the provision of 10% affordable housing in accordance with the targets set out in Policy CW11 of the Local Development Plan (The applicant is proposing 73% affordable housing). This will be controlled by way of Condition.

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Comments from public:

1. Concerns that future residents will complain about noise generation from existing public house (The Grove) that bounds the proposed development site to the west - This issue has been addressed above.
2. Query as to whether existing boundary wall between development site and public house to the west will be retained or removed - A condition will be attached to the permission requiring details of boundary enclosures and hard/soft landscaping.
3. Loss of existing car park - The car park is no longer in Local Authority ownership having been sold. Therefore the landowner could prevent access to this area at any time.
4. Highway safety implications on Mill Street as a result of the development - The Transportation Engineering Manager raises no objection subject to conditions.
5. Loss of car park will detrimentally impact on adjoining accountants business - The land on which the car park is located is privately owned.
6. Loss of daylight to adjoining offices - It is considered that the proposed development has been appropriately sited to ensure there is no unacceptable loss of daylight to the nearby accountants office.
7. Security implications for adjoining office by virtue of introducing footpath along side of office - It is desirable from a planning perspective to allow direct pedestrian access from the development site onto Commercial Street. This path will be well surveyed from Commercial Street as well as from within the site.
8. Poor design of proposed buildings in key gateway position - For the reasons outlined above, the design, massing and proposed materials are considered to be acceptable in this prominent location.
9. The proposed development will prejudice future redevelopment of existing office -This is not a planning consideration.

Other material considerations: The Local Authority currently has a housing land supply of 2 years. The proposed development will provide 34 new homes, 73% of which will be affordable, on brownfield land within the Settlement Boundary.

Cont....

Application No. 17/0489/FULL Continued

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 04) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.

Cont....

Application No. 17/0489/FULL Continued

- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 08) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the first occupation of the development hereby approved.
REASON: In the interests of the visual amenities of the area.
- 09) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

Cont....

Application No. 17/0489/FULL Continued

- 10) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 11) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 12) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 13) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 14) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 43 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 15) This permission does not grant any consent for or allow the felling or any other works to any trees protected by CCBC Tree Preservation Order No. 22/05/CCBC.
REASON: For the avoidance of doubt as to the scope of the permission hereby granted.

Cont....

- 16) The following activities must not be carried out under any circumstances:
- a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.
 - d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
- REASON: In the interests of visual amenity.
- 17) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,

Cont....

- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

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

REASON: In the interests of visual amenity.

- 18) No development or site/vegetation clearance shall take place until a detailed Reptile Method Statement has been prepared by a competent ecologist and submitted for the approval of the Local planning Authority. The approved details shall be strictly complied with.

REASON: To ensure that reptiles are protected.

Cont....

Application No. 17/0489/FULL Continued

- 19) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and rights of Way Act 2000.
- 20) Prior to the commencement of work on site details of the replacement hedgerow, including its species composition and future management, shall be submitted to the local Planning Authority for approval. The approved details shall be complied with and the replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 21) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at 106 Commercial Street, Risca, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 22) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) on the new properties at 106 Commercial Street, Risca, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application No. 17/0489/FULL Continued

- 23) The development shall be carried out in accordance with the following approved plans and documents:
Flood Consequences Assessment, prepared by Blackburn Griffiths Ltd (August 2017), received 11.08.2017;
Site Location Plan, received 08.06.2017;
Drawing No. 14037(05) 117, Rev. A, Plans & Elevations Fog - Plot 30, received 08.06.2017;
Drawing No. 14037(05) 118, House Type 764 - Render, received 08.06.2017;
Drawing No. 14037(05) 119, House Type 847 DQR - Brick, received 08.06.2017;
Drawing No. 14037(05) 120, House Type 851 - Render, received 08.06.2017;
Drawing No. 14037(05) 121, House Type 970 DQR - Brick, received 08.06.2017;
Drawing No. 14037(05) 122, House Type 842 - Side Entry - Render, received 08.06.2017;
Project Ref. 2883, Drawing No. 201, Drainage Layout, received 08.06.2017;
Drawing No. 14037(05) 104, Rev. A, Side Elevations, received 08.06.2017;
Drawing No. 14037(05) 111, Rev. B, Floor Plans - FOG (Plot 6) & Apts.7-10, received 08.06.2017;
Drawing No. 14037(05) 110, Rev. C, Apartment Block Plots 11 - 17, received 08.06.2017;
Drawing No. 14037(05) 114, Elevations - Supported Living Plots 18-23, received 08.06.2017;
Drawing No. 14037(05) 113, Rev. B, Floor Plans - Supported Living Plots 18-23, received 08.06.2017;
Drawing No. 14037(05) 103, Rev. C, Alternative Site Layout - Mill Street, received 08.06.2017;
Drawing No. 14037(05) 116, Rev. A, Elevations - Plots 11-17, received 08.06.2017;
Drawing No. 14037(05) 115, Elevations - Plots 6-10, received 08.06.2017;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 24) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and agreed in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the agreed scheme. The scheme shall include:
- a. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than one of the approved housing units.
 - b. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, except where tenants exercise the Right to Acquire under the Housing Act 1996.

Cont....

Application No. 17/0489/FULL Continued

c. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

d. Where the development is not carried out by a Registered Social Landlord (RSL) the arrangements for the transfer of the constructed affordable housing to a Registered Social Landlord.

e. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (unless no market housing is provided within the development hereby approved).

REASON: To ensure that affordable housing is provided in accordance with adopted Council policy.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.



Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0423/COU 15.08.2017	Mrs A B Williams Castell Llwyd Farm Nelson Road Ystrad Mynach Hengoed CF82 7BF	Change the use of the land from agriculture to the keeping of horses and erect horse stables Land At Grid Ref 316409 201491 Commin Road Markham

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application site forms a parcel of land located between Common Road and the rear of the properties along Bryn Road, Markham.

Site description: Agricultural field parcel.

Development: It is proposed to change the use of the land from agriculture to the keeping of horses, as well as the construction of stables.

Dimensions: The field parcel measures approximately 200m x 130m. The proposed stables measure 10.5 metres in length, 3.7 metres in depth, with a height of 2.5 metres to eaves level and 3.1 metres to ridge level.

Materials: Timber clad walls and galvanised steel sheet roof.

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

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

Cont....

Application No. 17/0423/COU Continued

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Senior Engineer (Land Drainage) - Requests a condition be attached to the permission relating to land drainage. However, as the proposed stables are of a modest scale, and given their position in the middle of a large field, such a condition is not considered necessary in this instance.

Transportation Engineering Manager - No objection subject to condition.

Head Of Public Protection - Provides advice to the developer regarding the storage of feedstuffs.

ADVERTISEMENT

Extent of advertisement: 19 neighbours were consulted by way of letter and a site notice was displayed at the entrance to the site.

Response: 9 objection letters have been received.

Summary of observations:

- Mess and sewage on road;
- Development will attract rats and smells;
- Children play on the site;
- Detrimental to the visual amenity of the area, i.e. horse boxes, vehicles, etc;
- Loss of value of nearby properties;
- Inadequate highway leading to the site;
- Security fears if horses escape.

Cont....

Application No. 17/0423/COU 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 an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: It is considered that the proposed use of the land for the keeping of horses is appropriate in this countryside location. It is also considered that the proposed stables are acceptable in terms of their siting, materials and massing, and will have little impact on the visual amenity of the area. Furthermore, the keeping of horses is unlikely to have a detrimental impact on the amenity of nearby residential properties. For these reasons the proposed development accords with Policy CW2 of the Caerphilly Adopted Local Development Plan.

Comments from consultees: No objection subject to conditions.
The Head of Public Protection provides advice to the developer regarding the storage of feedstuffs to prevent any nuisance to surrounding properties from pests/odour.

Comments from public:

1. Mess and sewage on road - Given the distance between the stables and the road, i.e. at least 100 metres, this is unlikely.
2. Development will attract rats and smells - The keeping of horses is unlikely to have such an impact.
3. Children play on the site - The site is a privately owned parcel of land, not an area of public open space.
4. Detrimental to the visual amenity of the area, i.e. horse boxes, vehicles, etc. - The proposed stables are of a modest scale and finished in wood cladding. Given their location in the centre of the field they will have very little impact on the visual amenity of the surrounding area.
5. Loss of value of nearby properties - This is not a planning consideration.

Cont....

Application No. 17/0423/COU Continued

6. Inadequate highway leading to the site - The Transportation Engineering Manager raises no objection to the development subject to an improved access arrangement to ensure vehicles and horse boxes will not obstruct the highway when arriving at or leaving the site.
7. Security fears if horses escape - It is the responsibility of the developer to ensure horses do not escape from the land.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

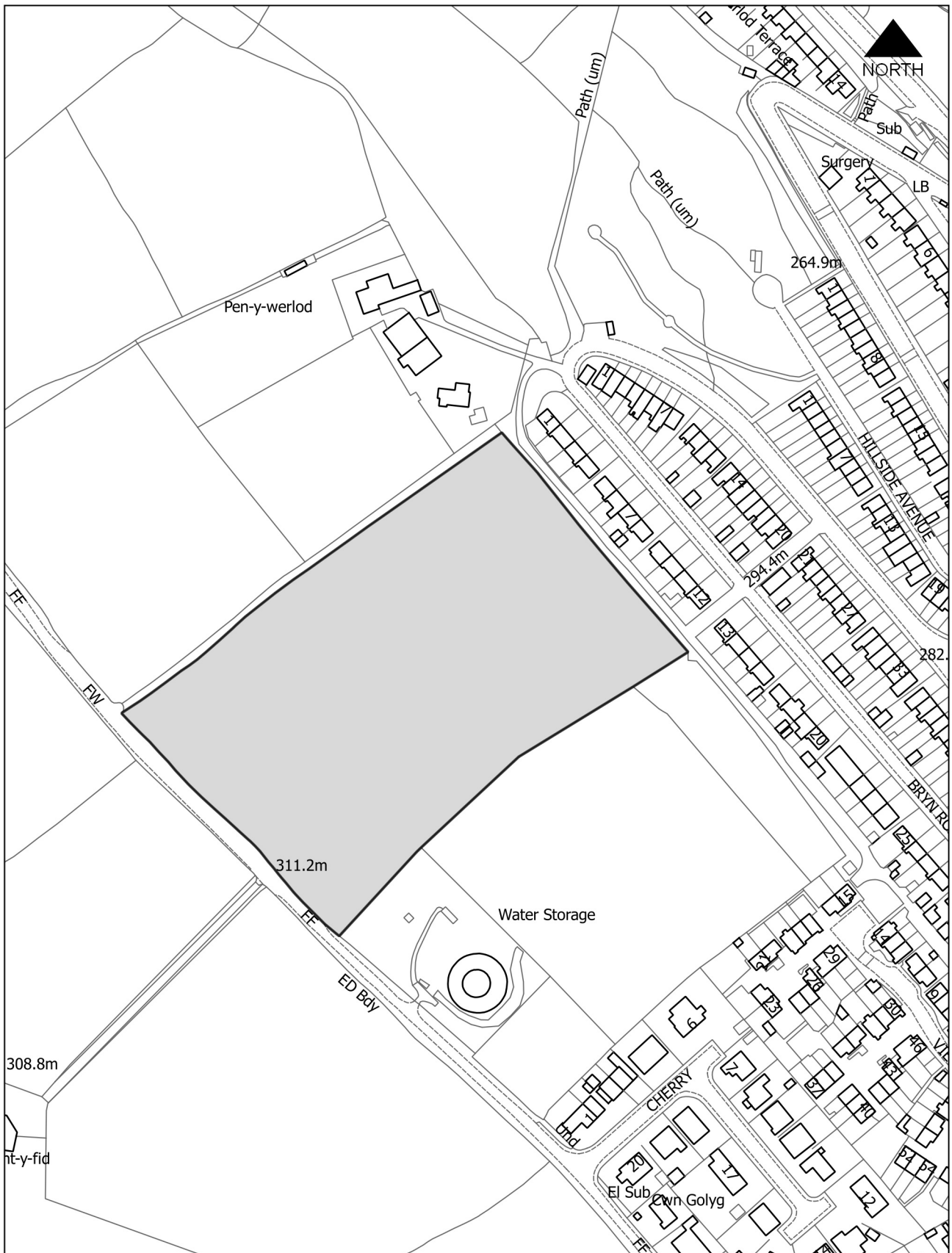
This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall not implemented until a means of vehicular access has been constructed in accordance with details that shall have first been submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.

Advisory Note(s)

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

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



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0665/FULL 03.08.2017	Mr & Mrs Jenkins 11 Bryn Close Trethomas Caerphilly CF83 8GN	Erect single storey side/rear extension 11 Bryn Close Trethomas Caerphilly CF83 8GN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at 11 Bryn Close Trethomas, which lies to the north east of The Square, Bedwas.

House type: The house is a semi-detached dwelling at the head of a cul-de-sac on an estate to the north of the A468 Caerphilly to Newport Road.

Development: The proposed development consists of a single storey extension to the side and rear of the existing house. The roof would extend into a canopy at the front over the side door of the main house.

Dimensions: The overall dimensions are 5.5m (L), 4.2m (W), 3m (H).

Materials: Dark grey flat roof, painted cement render walls.

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

PLANNING HISTORY 2005 TO PRESENT

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement limits defined in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Policies: The following policies in the adopted LDP are relevant to the determination of this application: CW2 Amenity.

NATIONAL POLICY National policy is contained in Planning Policy Wales Edition 9 November 2016.

Cont....

Application No. 17/0665/FULL Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a notice posted near the site and by letters to three neighbouring properties.

Response: No response has been received.

Summary of observations: No response has been received.

SECTION 17 CRIME AND DISORDER ACT

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

The proposed development is unlikely to have a significant impact on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

Cont....

ANALYSIS

Policies: This application is reported to Committee because the agents' spouse is an employee of the Council. The application has been assessed against national policies and policies in the adopted LDP. The main considerations in this case are:

Amenity (CW2)

Policy CW2 states that development proposals must ensure that there is no unacceptable impact on the amenity of adjacent properties or land and that the use is compatible with surrounding land uses. The proposal should not result in over-development of the site and should not compromise the viability of existing neighbouring land uses.

The extension is set 1.2m off the side boundary and has a maximum height of three metres. No windows are shown overlooking the side boundary and there would be no loss of privacy to neighbouring houses. There is a window and door in the side elevation of the adjacent house. However, the proposed development would not have a significant impact on the amenity of the neighbouring house. Adequate garden space would remain at the rear of the house.

Design and appearance (SP6 B, LDP 7 - Householder Development, TAN 12)

Policy SP6 B requires new development to demonstrate a high standard of design that reinforces attractive qualities of local distinctiveness. Supplementary planning guidance in LDP 7 - Householder Development sets out further design guidance for domestic extensions.

The design incorporates a flat roof. Materials would match the existing house and window openings are of similar proportions to the existing windows. While a pitched roof is usually preferable to a flat roof, in this case the angles involved would make a pitched roof awkward in visual terms and the flat roof reduces the bulk of the proposed extension. This is in keeping with advice given on a pre-application enquiry. In this case the flat roof is not considered to be out of keeping with the style of the original house.

The plot narrows towards the front and the extension would not be readily visible from the road. There is open space at the rear of the house but the house is screened by trees and there are similar extensions on other properties nearby. In addition, an extension with an eaves height of up to three metres could be built on the boundary up to four metres in length (subject to meeting other criteria) and this should be considered as a fall-back position.

Conclusion

The proposed development is in line with national policy and policies in the adopted LDP.

Cont....

Application No. 17/0665/FULL Continued

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

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

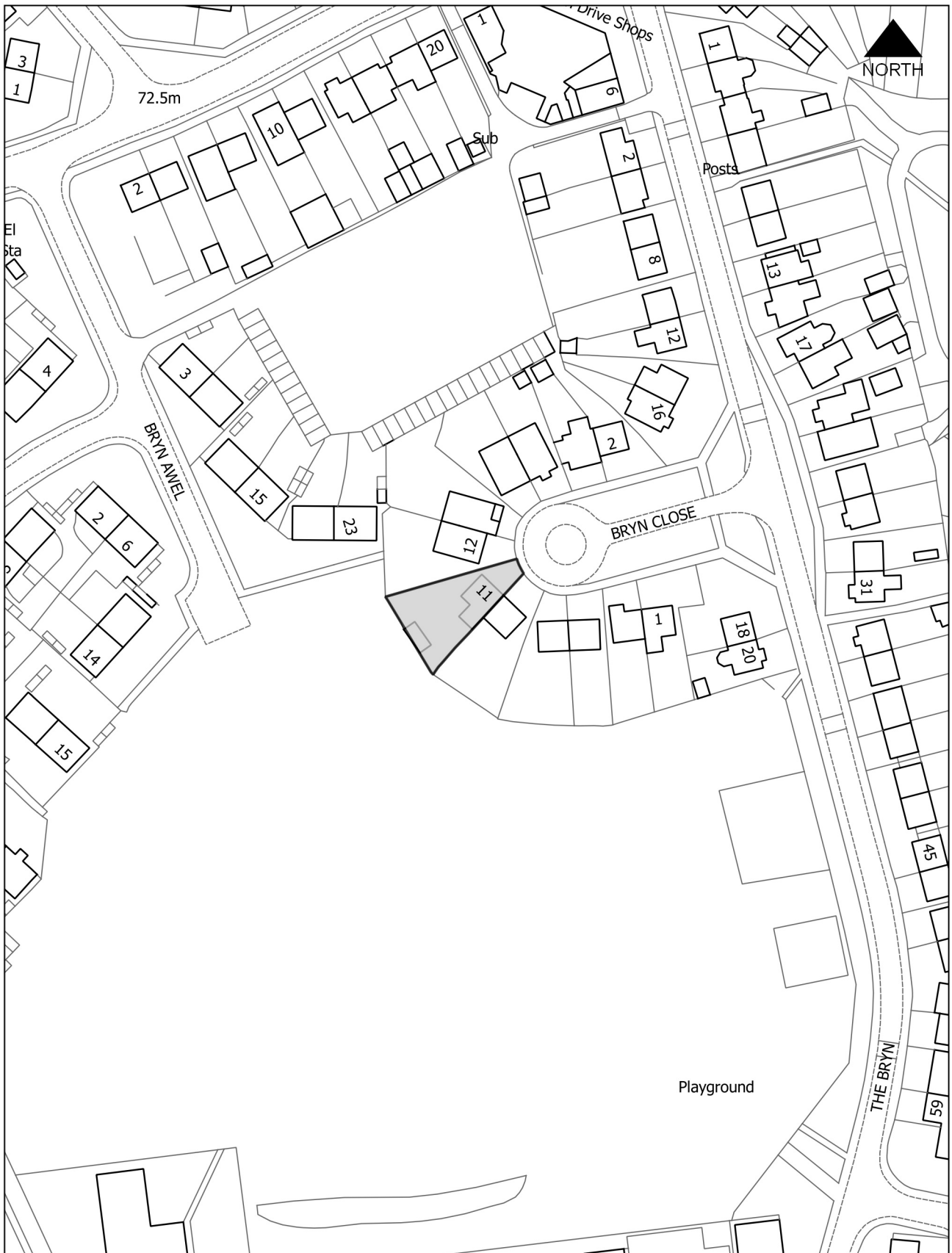
RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Drawing Number AL 00 LOC - Proposed site layout and location plan.
Drawing Number A 00 001 Rev E Existing and proposed elevations and floor plans.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP6, CW2.



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0565/FULL 04.07.2017	Robert Price And Sons Ltd Mr W Godfrey Park Road Abergavenny NP7 5PF	Erect extension to existing detached storage building Robert Price (Builders Merchants) Ltd 145 Pontygwindy Road Caerphilly CF83 3TD

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the western side of Pontygwindy Road.

Site description: The application site is an established builders merchant's including a retail showroom towards the front of the site and a storage yard to the rear. The yard is largely given over to open air storage but there is a large portal frame storage building in the north west corner of the site adjacent to the side boundary of the rear garden of the dwelling at number 151 Pontygwindy Road. The storage building is steel clad with a profile sheeting roof.

The application site is located in a mixed use area with residential properties to the north, a supermarket to the west and south, and a public house to the east.

Development: The application seeks full planning consent for the erection of an extension to the existing storage building. It would be a two bay extension of the same width and height as the existing building, having an apex roof to match.

Dimensions: The extension measures 6m long by 15m wide by 6.2m high.

Materials: To match the existing building.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

07/1036/FULL - Erect single-storey extension to accommodate sanitary and canteen facilities, alterations to front elevation of building - Granted 03.10.07.

13/0726/FULL - Erect two bay extension to existing storage building - Refused - 07.07.16.

Cont....

Application No. 17/0565/FULL Continued

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a significant issue in this instance.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

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

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

Cont....

Application No. 17/0565/FULL Continued

ADVERTISEMENT

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

Response: Two letters of objection were received.

Summary of observations:

1. Loss of light and amenity to rear garden.
2. Increased traffic.
3. Increased noise.
4. Increased dust.
5. The extension would leave insufficient space for turning and manoeuvring.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on 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.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is an established builder's merchants and as such the principle of development is established on this site. The main points to consider in the determination of this application are the objections raised by the member of the public and these will be considered in turn below:-

1. The objector alleges that the building would cause a loss of amenity to the rear garden of his property. The area referred to is at the end of the garden that is sited some 50m away from the objector's dwelling. In that regard it is not felt that the proposed building would have any unduly unacceptable impact on the amenity of the neighbouring dwelling.

Cont....

Application No. 17/0565/FULL Continued

The building was causing shade at the far end of the neighbours' garden, but at the immediate rear of their dwellings, buildings are at a domestic scale and they enjoy adequate light. It should also be noted that the amended scheme only provides for a 6m long extension to the existing buildings, half the length of that proposed originally on this application and that refused consent last year. The proposed building would be adjacent to an existing outbuilding in the objector's rear garden and as such there would be no significant impact on any amenity space within that garden.

2. The area where the storage building is located is already used for storage purposes but the extension will allow better storage for materials that cannot be left out in the elements. The extension is also relatively small in comparison to the existing buildings on site and as such it is not felt that it would lead to a marked increase in traffic to the site.

3. As the extension would increase the covered storage within the site and also create a screen on the common boundary with the objector's property it is felt that the proposal would actually lead to a reduction in noise impacts. It should also be noted that the Head of Public Protection has raised no objection to the application.

4. Again the extension would increase the covered storage on site and therefore it is considered that there would be a decrease in dust impact as a result of the development.

5. As stated above, the area proposed for the extension is currently used for open air storage and as such is not used for the turning or manoeuvring of vehicles. It is considered that there is adequate space within the site to accommodate the proposed extension.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms.

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

Cont...

Application No. 17/0565/FULL Continued

RECOMMENDATION that Permission be GRANTED

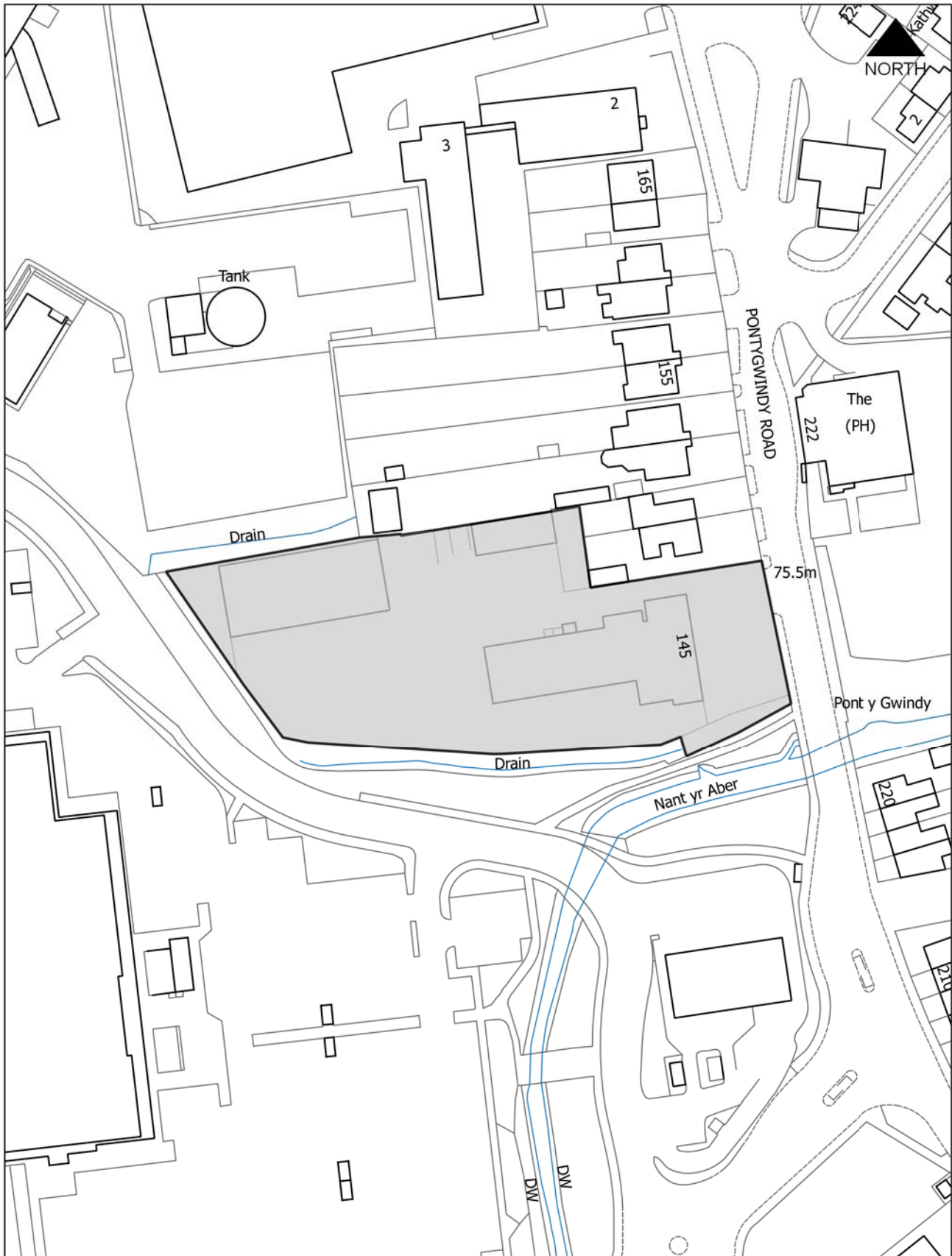
This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: Location Plan, 1737-01A, 1737-02A, 1737-03A, 1737-04A, 1737-05A and Planning Statement.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

The 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.

Please find attached comments from Dwr Cymru/Welsh Water and the Council's Ecologist.



Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0146/FULL 03.07.2017	Ms R Bowden 10 Heol Fawr Penyrheol Caerphilly CF83 2JW	Demolish 3 No. external outbuildings and the construction of a new detached domestic dwelling Ty Isaf Farm Abertridwr Road Penyrheol Caerphilly CF83 2AP

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the north east side of Abertridwr Road approximately 30m from its junction with Bryn Siriol.

Site description: The application site forms part of the former farmyard of Ty Isaf Farm and comprises a small yard area with barns on the south east and south west boundaries. The site is accessed via an existing access onto Abertridwr Road that skirts around the existing buildings and provides access to Ty Isaf Farmhouse together with Ty Isaf Farm Bungalow. The land is relatively flat in the area of the application site with the two adjacent existing dwellings both being at higher ground levels. The barns on the south west boundary form the boundary of the site with the highway with the barns on the south east boundary being the boundary with numbers 1 and 3 Bryn Siriol.

Development: The application seeks full planning consent for the erection of a detached dwelling. The proposal will require the demolition of the barns on the south west and south east boundaries of the site together with a small barn on the common boundary with Ty Isaf Farmhouse. The proposed dwelling will be a two-storey property with accommodation in the roof space. It will encompass a porch, hall, lounge, toilet, utility room, kitchen, living room and dining room and attached double garage on the ground floor; three bedrooms and a playroom on the first floor and a fourth bedroom in the roof space.

Improvements will also be carried out to the access to re-align it and provide off street parking for two vehicles.

Dimensions: The dwelling has overall measurements of 13.4m by 9.4m by 8.1m high.

Materials: Render with brick quoins and a tiled roof.

Cont....

Application No. 17/0146/FULL Continued

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

11/0763/FULL - Demolish existing dilapidated barn and entrance porch and erect a new domestic extension and entrance conservatory - Granted 02.04.12.

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

Cont....

Application No. 17/0146/FULL Continued

CONSULTATION

Head Of Public Protection - No objection subject to conditions.

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

Transportation Engineering Manager - No objection.

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

Countryside And Landscape Services - No objection subject to conditions.

Countryside And Landscape Services - No objection subject to conditions.

Aber Valley has requested that a site visit takes place because the barns have historic significance for the area, and there are potential traffic arrangement issues.

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations:

1. The submitted plans show the proposed driveway passing through the neighbours land.
2. The new route of the driveway travels closer to the objector's property leading a loss of privacy.
3. There is currently a shared access for the bungalow and the objector's house and this is not shown on the plans.
4. One of the barns to be demolished retains the garden of the objector's property. What measures are to be put in place to ensure that the garden is still retained after the development.
5. The proposed development is not being carried out at Ty Isaf Farm but at Ty Isaf Farm Bungalow.

Cont....

Application No. 17/0146/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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes, European protected species have been identified by a survey.

The Local Authority must apply the following three tests to the planning application:

(i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

(ii) There is no satisfactory alternative. To do nothing in this instance would not meet the overriding public interest referred to above as no new dwellings would be created. It is also not possible to construct a dwelling on this site without demolishing the barns.

(iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

The three tests were applied and answered as follows:

(i) The Council is currently failing to meet its target of providing a 5 year housing land supply. Whilst this proposal only makes a small contribution to meeting this need, nevertheless it does make a contribution. In that regard the loss of the habitat does meet other imperative reasons of overriding public interest.

(ii) To do nothing in this instance would not meet the overriding public interest referred to above as no new dwellings would be created. It is also not possible to construct a dwelling on this site without demolishing the barns.

(iii) Two common pipistrelles were seen to emerge from under the metal roof of the building from the north western elevation during a dusk emergence survey carried out by a competent ecologist with proven experience in bat surveying. The report concludes that the building is a bat roost for Common pipistrelle bats. The proposed development will therefore result in the disturbance to bats, however adequate mitigation and compensation recommendations have been put forward in the bat survey report, such as providing a temporary roost for bats by placing a single Schwegler 2FN or similar box on a tree or pole in the site's north- eastern boundary.

Cont....

In the longer term permanent mitigation will take the form of a Schwegler 1W1 bat box which will be built into the structure of the dwelling on the north east elevation. The demolition works of the building will be supervised by a suitably experienced and licensed ecologist. The report considers that the demolition of the other two buildings within the proposed site can be undertaken at any time of year but it is preferable that the work avoids the hibernation season (November - March inclusive); however, due to the low numbers of bats and the status of the roost it is considered that it may commence at any time as long as provisions are in place to take any bat(s) found into care should it not be possible to release it (them) into the temporary mitigation. New roosting features will not be subject of any direct lighting at all. Any and all external lighting of the buildings, retained hedges and boundaries will be movement sensitive and on timers to reduce adverse impacts on the bat commuting routes and foraging habitats. All lighting will be directed away from boundary vegetation and aim to retain as much of the area around the building as dark as possible. there are no restrictions on materials as bats will not be given access to the new dwelling. A detailed Method Statement of works will be submitted for the entire project and will minimise any impact to the bats providing adequate mitigation for any loss of roost. The favourable conservation status of the species is therefore unlikely to be affected by this development, as the mitigation measures will maintain and enhance the roosting opportunities for Common pipistrelle bats at this location.

Is this development Community Infrastructure Levy liable? Yes. Based on a total floor area of 241.5 square metres at a rate of £40 per square metre a CIL amount of £9660 is payable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The site is considered to be brownfield land within the defined settlement limits and as such the principle of development is considered to be acceptable. The main points to consider in the determination of this application are the impact of the proposal on highway safety, privacy of neighbouring dwellings, loss of the barns and design. These matters are considered in turn below

With regard to highway safety it should be noted that the Transportation Engineering Manager has raised no objection to the application. The application proposes alterations to the existing access to the site in order to improve access and visibility and it is considered that these alterations are acceptable from a highway safety perspective subject to the imposition of conditions. Adequate off street car parking is also proposed for the dwelling in the form of a double garage and a double drive to the front.

Cont....

Application No. 17/0146/FULL Continued

In terms of the impact of the proposal on the highway network in the area it is acknowledged that there are existing congestion issues in the area but it is considered that the erection of one dwelling will not lead to a significant increase in traffic flows.

With regard to the privacy of neighbouring dwellings it should be noted that the proposed dwelling will be a minimum of 21m away from both Ty Isaf Farm and Ty Isaf Farm Bungalow and as such there would be no direct loss of privacy to those dwellings. Whilst the owner of Ty Isaf Farm has raised concerns with regard to loss of privacy as a result of the access passing close to their boundary and the loss of an element of screening from the demolition of a barn, it is not considered that these issues would lead to a significant loss of privacy that would justify refusal of this application. In respect of the dwellings at 1 and 3 Bryn Siriol it is acknowledged that the proposed dwelling would be within 21m of these properties but the only habitable room window at first floor level facing in this direction is to have obscure glazing and have opening restrictions and the windows at ground floor level can be adequately screened by a fence. In that regard it is not considered that the proposal would have any detrimental impact in terms of the privacy of neighbouring dwellings.

In respect of the loss of the barns this is an issue that has been raised by the Council's Landscape Architect, the Community Council and the neighbour for different reasons. The loss of privacy issue raised by the neighbour is addressed above. With regard to the loss of the barns for their historic or landscape value it should be noted that the barns are not protected in any way and are in a poor state of repair. The barns are not listed or within a conservation area and they are not considered to be of any particular architectural merit and therefore their loss would not have a detrimental impact on the historical character of the area. With regard to their landscape value it is considered that there is some merit in this. However, and whilst it will be necessary to demolish the majority of the barns to accommodate the proposed dwelling and to carry out the access improvements, the majority of the barn wall that forms the front boundary of the site could be retained as part of any development. In that regard it is considered that a condition should be attached to any consent granted in order to secure the retention of the wall as part of a scheme of boundary treatment.

In terms of design it is acknowledged that the proposed dwelling is of a modern design but this would not be out of keeping either with Ty Isaf Farm Bungalow or with the dwellings in Bryn Siriol. The dwelling in itself is acceptable in design terms and the materials would not have a detrimental impact on the visual amenity of the area.

Comments from Consultees: It is considered that the concerns of the Council's Landscape Architect in respect of the loss of the barns are adequately addressed above. No other objections were raised.

Cont....

Application No. 17/0146/FULL Continued

Comments from public: Each of these will be considered in turn below:-

1. The plans have been amended such that the development no longer encroaches on the neighbour's land.
2. Loss of privacy is addressed above.
3. Any shared rights of access issues are a private matter between the two parties. However, it would appear that adequate provision is made for the shared access to be retained.
4. The loss of the barn from a privacy perspective is discussed above. The retaining properties of the barn are a private matter between the two parties and has no bearing on the determination of this application.
5. It is understood why the objector may be concerned that the location of the development refers to their property but the postal address of the site is Ty Isaf Farm and as such this is an accurate reflection of the location of the site.

Other material considerations: None.

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

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 17/0146/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents: G2017-LPS-135-SLP100A, G2017/LPS/135/01A, G2017/LPS/135/02B, G2017/LPS/135/03, G2017/LPS/135/04, G2017/LPS/135/05, G2017/LPS/135/06, G2017/LPS/135/07B, G2017/LPS/135/08, G2017/LPS/135/09, G2017/LPS/135/010, G2017/LPS/135/011, 9254/001/P1 and Survey in Respect of Bats, June 2017 by Celtic Ecology.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.

Cont....

- 07) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 08) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 09) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.
REASON: To ensure adequate protection to protected species.
- 10) Prior to the commencement of any clearance, demolition or development works to the three buildings on the proposed development site, a detailed Bat Method Statement prepared by a competent ecologist shall be submitted for the approval of the Local Planning Authority. The Bat Method Statement shall include details on the supervision and mitigation measures for both temporary and permanent roosts. The demolition and conversion works shall be carried out in accordance with the approved Bat Method Statement.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 11) Bat activity surveys to monitor the new bat roost within the development hereby approved shall be carried out by a competent ecologist between May to August for a minimum of two years post-completion of the development and the results submitted to the Local Planning Authority annually together with any recommendations of the ecologist for amendments to the approved scheme arising from the survey results. The approved amendments shall be implemented in full.
REASON: To provide information on the success of the bat roost mitigation, in the interests of biodiversity.

Cont....

Application No. 17/0146/FULL Continued

- 12) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 13) 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 converted dwelling at Ty Isaf Farm, Penyrheol, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the converted dwelling 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).
- 14) The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
- 15) Notwithstanding the submitted plans the development shall not commence until details of permanent materials for the construction of the proposed means of access have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be completed in accordance with the agreed details prior to occupation of the dwelling.
REASON: In the interests of highway safety.
- 16) The driveway to serve the proposed development shall be not less than 3.65 metres wide and shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and be completed prior to the first occupation of the development hereby approved.
REASON: In the interests of highway safety.
- 17) 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.

Cont....

Application No. 17/0146/FULL Continued

- 18) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 19) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 22 metres to the west and 2.4 metres x 43 metres to the east. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 21) 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 bedroom window facing south east shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 22) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, and a timetable for its implementation. The boundary treatment shall include the retention of the stone wall fronting onto Abertridwr Road insofar as this complies with the other conditions attached to this consent and shall be completed in accordance with the approved details and timetable.
REASON: In the interests of the visual amenity of the area.
- 23) The scheme of boundary treatment referred to above shall include the provision of a 2 metre high screen fence along the south east boundary of the site. This fence shall be erected prior to the first occupation of the dwelling and shall not be removed without the prior written approval of the Local Planning Authority.
REASON: In order to protect the privacy of the occupiers of the adjacent dwellings in the interests of residential amenity.

Cont....

Application No. 17/0146/FULL Continued

Advisory Note(s)

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

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

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

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

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

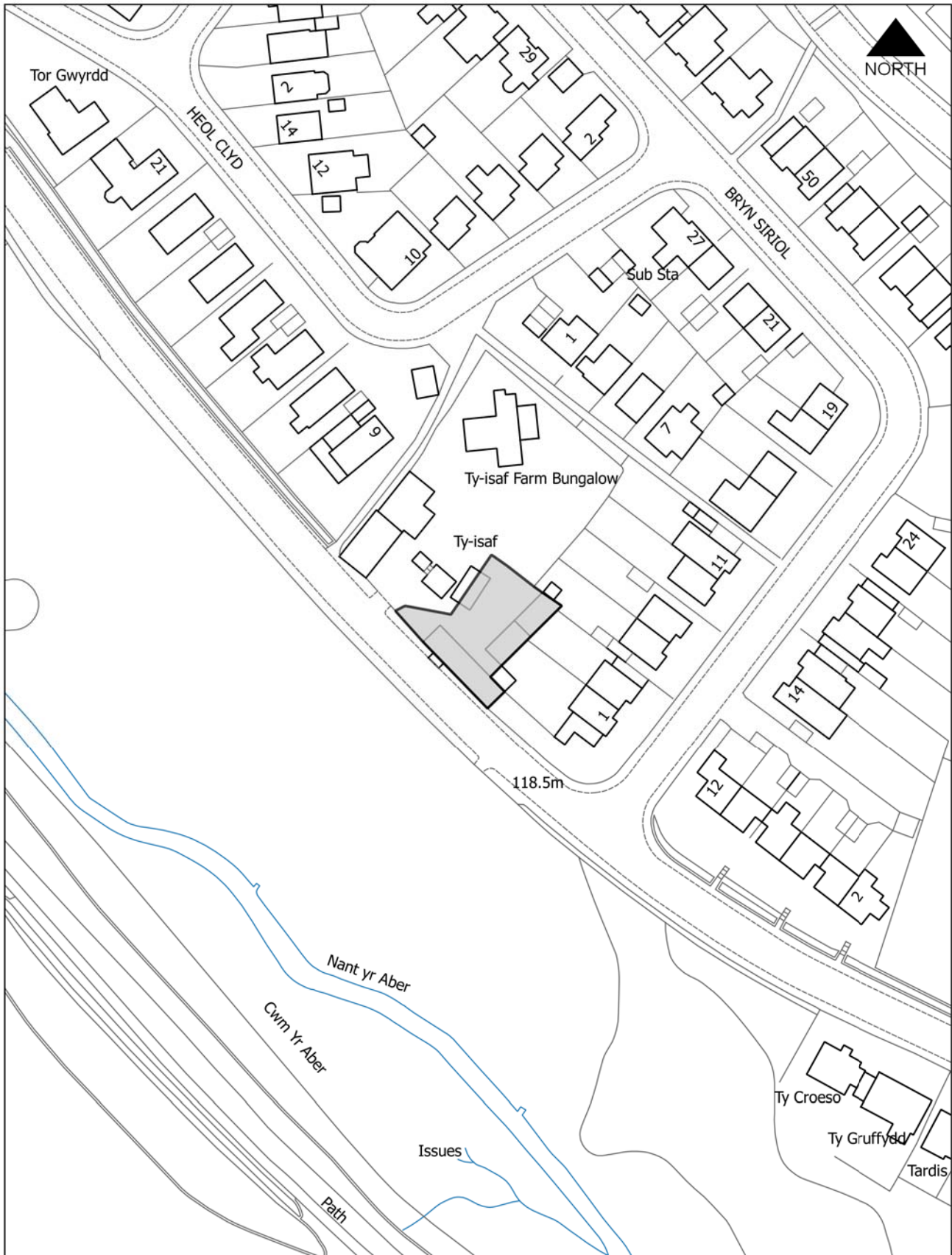
Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

Cont....

Application No. 17/0146/FULL Continued

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

Please find attached comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and the Council's Ecologist.



Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0343/NCC 28.04.2017	Mrs L Loftus 1 Oak Lane Royal Oak Machen Caerphilly CF83 8SQ	Vary condition 1 of planning consent 16/0001/COU to allow the change of the use of the garage to a dog grooming salon 1 Oak Lane Royal Oak Machen Caerphilly CF83 8SQ

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: 1 Oak Lane, Royal Oak, Machen, Caerphilly, CF83 8SQ.

Site description: The application property is a detached dwelling which fronts north-west onto Oak Lane. It forms the last dwelling at the eastern end of a row of four detached residential properties fronting Oak Lane near to the junction with Oakfield Gardens. The applicant's garage which is subject to this change of use application is located at a higher level and at the far end of the rear garden, a distance approximately 11m south-east of the rear elevation of the main dwelling. The garage is located on the boundary with another neighbouring dwelling (Oak Cottage) which itself is set behind the rear gardens of the properties on Oak Lane. The garage subject to this application is physically attached to Oak Cottage, the neighbouring property to the south-east of the site. Vehicular access to the garage is via a small private access lane which is shared with Oak Cottage with the access lane sloping uphill from Oak Lane. On the opposite side of the access lane to the east is a large detached dwelling set in a substantial curtilage (Oakwood House). To the south-west of the application site is the neighbouring dwelling (2 Oak Lane) whose rear garden curtilage is set at a lower level than the garage subject to this application. Further residential properties are located to the south and north of the site.

Development: Vary condition 1 of planning consent 16/0001/COU (change the use of the garage to a dog grooming salon), which would allow the change of a permanent basis.

Dimensions: Footprint of the garage is 5.2m by 4.86m.

Cont....

Application No. 17/0343/NCC Continued

Materials: Existing garage is comprised of stonework and concrete tile with wooden garage doors.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

16/0001/COU - Change the use of the garage to a dog grooming salon - Granted 7.04.16.

POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, but this application is for a change of use and so this is not a material consideration in this case.

CONSULTATION

Transportation Engineering Manager - There is objection to the submitted proposals for the following reasons:

Cont....

Application No. 17/0343/NCC Continued

The application has failed to adequately demonstrate that appropriate access and parking arrangements for the existing dwelling and the proposed new business have been provided and therefore the development is contrary to Policy CW3 (Highways) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010. Reference is also made to objections received relating to parking and highway safety issues.

Head Of Public Protection - No objections.

ADVERTISEMENT

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

Response: Four objections have been received relative to the consultation exercise.

Summary of observations:

- Issues surrounding maintenance, access and rights of use over the driveway which is a shared access between Oak Cottage and 1 Oak Lane.
- Alleged antisocial behaviour by the applicant and her partner.
- The application states that parking is available off the road on both sides. This is not the case.
- Parking problems and highway safety when customers come to collect animals
- The noise is also an issue
- Waste (dirt water) is also being thrown into the road.
- This is a quiet residential area that now has become a busy road.
- Poor Visibility to access.

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?

EU HABITATS DIRECTIVE

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

Cont....

Application No. 17/0343/NCC Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: This application seeks to remove condition 1 on a previous planning permission (16/0001/COU) which required a change of use of a detached garage to a dog grooming salon located within the curtilage of 1 Oak Lane to cease following a period of 12 months. That previous application was originally recommended for refusal by Officers for the following two reasons:

01) The proposed dog grooming parlour by reason of its noise generating characteristics and its siting would have an unacceptable impact on the amenity of nearby residential properties resulting in an harmful change in the predominately residential character of the area contrary to criterion A of Policy CW2 (Amenity) and criterion B of Policy CW15 (General Locational Constraints) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

02) The application has failed to adequately demonstrate that appropriate access and parking arrangements for the existing dwelling and the proposed new business would be provided and therefore the development is contrary to Policy CW3 (Highways) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

The application was heard at Planning Committee and members were not minded to accept the recommendation and deferred the application to be presented back with a recommendation for a trial run of 12 months. The application was approved with this time limiting condition at the subsequent planning committee. The current application was submitted prior to the expiry of the 12 month period.

The primary considerations in relation to the determination of this application to remove the condition are considered to be the impact on the amenity of neighbouring properties and the impact of the development on highway safety.

In considering this application weight has been given to the fact that the dog grooming business has been operating for a 12 month period prior to the submission of the current application and the Environmental Health department have offered no objection to the continuation of the business and have verbally advised that there has been not been substantive complaints made in relation to the business operation. It is considered that the development accords with adopted Local Development Plan Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

Cont....

Application No. 17/0343/NCC Continued

The Transportation Engineering Manager has maintained an objection to the development based on a lack of appropriate access and parking arrangements for the existing dwelling and the proposed new business and makes reference to parking problems made in representations to the application. It is noted that a parking space is available outside of the garage in question and there is some on street parking available in Oak Lane. The road outside the property has no parking restrictions and noting the 'trial run' afforded to the business there has been a limited number of representations received. It is considered on balance that there is not sufficient grounds to warrant the refusal of the application on lack of parking.

The application is considered to be acceptable and is recommended for approval accordingly.

Comments from consultees: Addressed in the body of this report.

Comments from public:

Issues surrounding maintenance, access and rights of use over the driveway which is a shared access between Oak Cottage and 1 Oak Lane.

The issues raised are considered to be a civil matter in relation to the use of the driveway. Correspondence has been submitted by the applicant supporting to show that this has been resolved but it is considered that this would be a matter for the two parties involved.

Alleged antisocial behaviour by the applicant and her partner.

This is not a material planning consideration.

The application states that parking is available off the road on both sides. This is not the case.

Parking problems and highway safety when customers come to collect animals

This is a quiet residential area that now has become a busy road.

Poor Visibility to access.

Due to the limited scale of the business and the availability of some on street parking it is not considered that there is sufficient evidence of parking problems/highway issues to refuse the application on this basis.

Cont....

Application No. 17/0343/NCC Continued

The noise is also an issue

Waste (dirt water) is also being thrown into the road.

The Environmental Health Officer has considered the application and offered no objections to the application. The business has been operating for a period of time and the level of complaints received do not indicate that there is a significant issue in relation to noise or waste.

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.

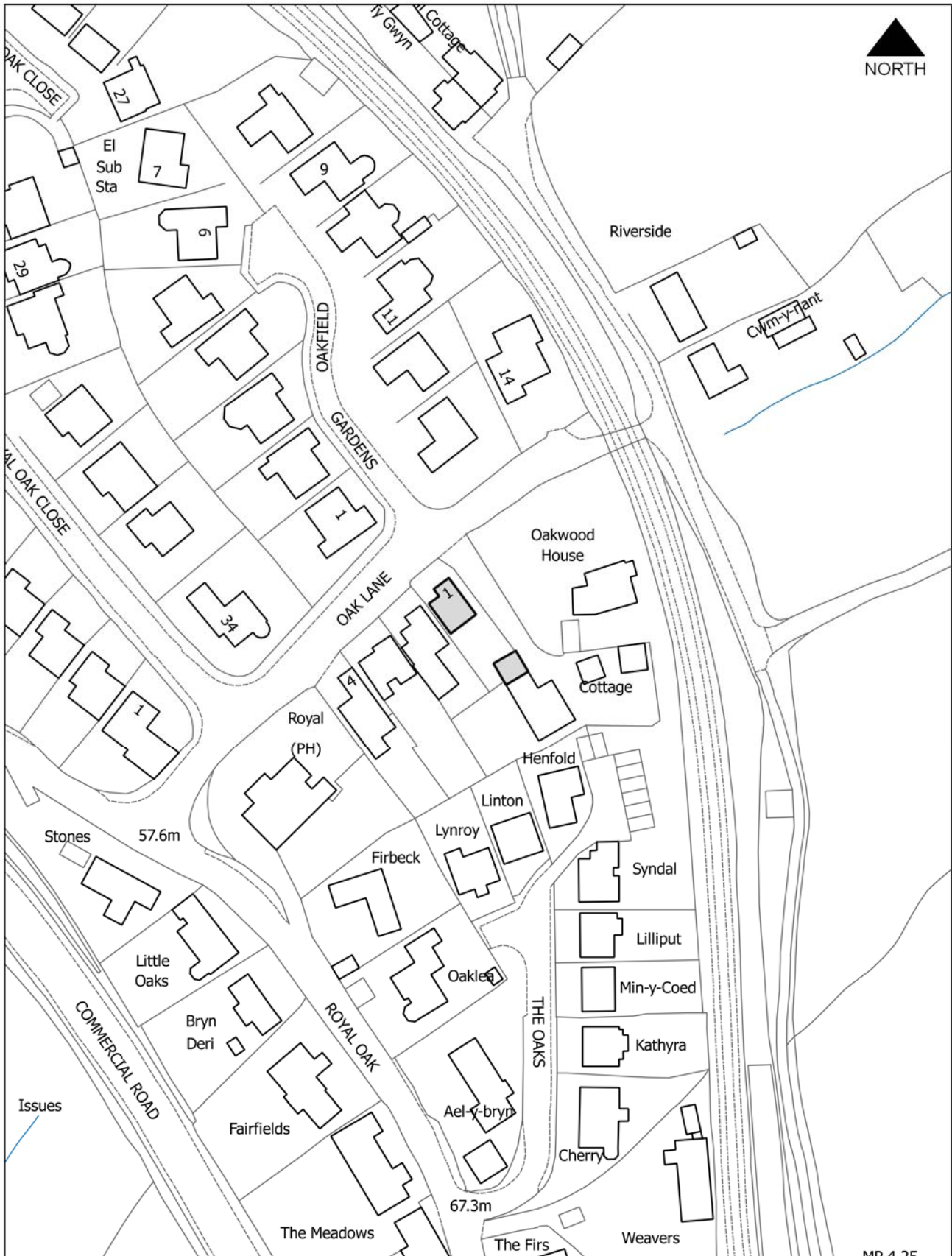
RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The use hereby approved shall be limited to the existing garage.
REASON: In the interest of residential amenity and to limit the level of traffic visiting the site.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to their consent: policies CW2 and CW3.



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Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0278/OUT 05.04.2017	Emtrek Limited Mr J Davies 1 St Christophers Close Bedwas Caerphilly CF83 8UA	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

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land At Grid Ref 314117 193622, Troedyrhiw, Ystrad Mynach.

Site description: The application site is formed of a broadly rectangular parcel of grassed land to the east of Troedyrhiw and west of the Coleg Y Cymoedd Ystrad Campus. To the west of the site are a row of bungalows (1-5 Troedyrhiw) and orientated at 90 degrees is a house (6 Troedyrhiw). The Coleg Y Cymoedd campus forms the eastern and southern boundary to the site. To the north is a small grassed area with wooded area beyond. The natural topography rises from east to west. The site is mainly flat and falls away to the eastern boundary with the college campus.

Development: The application seeks outline planning consent for residential development of the site with all matters reserved for future consideration. It is proposed to erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties).

The site is broadly rectangular in shape. It is proposed to site the 7 detached properties fronting west onto Troedyrhiw with a step in the building line with the two semi-detached properties set back.

Each detached property will be served by its own driveway from Troedyrhiw with the two semi-detached properties at the northern end accessed via a shared drive.

Dimensions: The overall site area measures approximately 100m by 35m.

Cont....

Application No. 17/0278/OUT Continued

Dimensions (upper and lower limits for height, width and length of each building):

Detached dwellings:

Height: 7m and 7.5m.

Width: 8.4m and 9.6m.

Length: 11.5m and 13.9m.

Semi Detached Dwellings:

Height: 7m and 7.5m.

Width: 5.9m and 6.3m.

Length: 8.3m and 9.4m.

Materials: To be agreed at reserved matters stage but indicated as dwellings finished in red brick and render.

Ancillary development, e.g. parking: Off-street parking is shown serving each dwelling and the developer has indicated that parking will be provided in accordance with adopted Parking Standards of one car parking space per bedroom (up to a maximum of three spaces).

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. The site is located within the Northern Connections Corridor (NCC).

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), Policy CW7 Protection of Open Space, Policy CW8 Protection of Community and Leisure Facilities, CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints), Policy SP2 (Development Strategy - Development in the NCC), SP4 Settlement Strategy, SP5 (Settlement Boundaries), SP6 (Place making), SP7 (Planning Obligations), SP10 (Conservation of Natural Heritage), SP14 (Total Housing Requirements), SP15 (Affordable Housing Target).

Cont....

Application No. 17/0278/OUT Continued

NATIONAL POLICY

Planning Policy Wales (Edition 9, November 2016);
Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
Technical Advice Note 12: Design (2016);
Technical Advice Note 18: Transport (2007).

SUPPLEMENTARY PLANNING GUIDANCE

LDP 5 - (Car Parking Standards);
LDP 6 - (Building Better Places to Live);
LDP 7 - (Householder Development);
LDP8 - (Protection of Open Space).

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? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Head Of Public Protection - No objection subject to Planning Conditions requiring mitigation for noise and dust during construction.

Rights Of Way Officer - No Public Rights of Way affect the site.

Principal Valuer - No comments from Property.

Strategic & Development Plans - The principle of residential development is acceptable on this site. The value of the site with regards recreational and visual amenity terms is not significant and there is sufficient open space within the area.

CCBC Housing Enabling Officer - The developer shall be required to provide 2 x 2 bed 4 person houses as affordable housing.

Cont....

Application No. 17/0278/OUT Continued

Senior Engineer (Land Drainage) - No objection subject to a condition requiring a drainage scheme.

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

Dwr Cymru - No objections

Police Architectural Liaison Officer - No objection to the proposed development. Recommend Secured by Design is considered to help prevent crime and ensure community safety

Principal Valuer - No comments

Gelligaer Community Council - Strong objections due to the site being:

- (i) an invaluable amenity to local people,
- (ii) overdevelopment,
- (iii) no plans to widen road.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 10 nearby properties. A reconsultation was undertaken following receipt of an amended indicative site layout.

Response: Two petitions were received objecting to the application which were signed by a total of 71 households. Five individual letters of objection were also received.

Summary of observations:

- Overdevelopment of the land due to proposed number of dwellings.
- Overbearing to existing bungalows and out of scale.
- No provision for children to play.
- Cabinet Meeting report of 3rd June 2015 should be taken into consideration, where Highways input mentions the 'proposal to sell the land for 5-6 dwellings.'
- The existing estate has dwellings of individual design, the proposed development is not designed to be in keeping with these individual builds.
- The existing narrow width of the main access road.
- Increase in traffic and parking.
- Loss of safe on street parking.

Cont....

Application No. 17/0278/OUT Continued

- Loss of Outlook.
- Impact on neighbour amenity.
- Inadequate parking provision.
- Likelihood of Illegal Parking.
- Access into the woodland to the north corner of the development currently used by dog walkers and general public.
- Access for watercourse.
- Previous conditions of the land pond/marshland and Surface Water issues.
- Sewerage System capacity.
- Prior Farm use and burial area for cattle.
- Material from original estate construction and household and garden waste dumped on the application site.
- An area which was bitumen surfaced was intended to have playground equipment installed on.
- Possible right of way across site.
- Breaches the Equality Act 2010 and Public Sector Equality Duty.
- No design and access statement.
- The Development is contrary to Local and National Planning policies and guidance.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Council's Ecologist has advised that the site has low potential due to it being mown regularly 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 site is within a mid-range viability area and therefore a CIL rate of £25 per square metre applies. It would be calculated in details at the reserved matters stage.

Cont....

ANALYSIS

Policies: This is an outline application with all matters reserved for the erection of 9 dwellings comprising of 7 detached dwellings and 2 semi-detached dwellings.

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is unallocated and lies within the settlement boundary as defined in the Adopted Local Development Plan and therefore the principle of residential development is considered acceptable providing material planning considerations do not indicate otherwise.

The Council is required to ensure that there is a genuine 5-year supply of housing land available within the county borough and therefore the lack of 5-year supply is a material consideration in determining this application. The Council in its consideration of the 2016 Annual Monitoring Report has indicated that there is a continuing need to address the lack of a five year housing land supply and the proposed development would contribute to addressing the shortfall. The development of the application site for housing would deliver much needed housing, including affordable housing, in an area of considerable housing need.

Local Development Plan Policy CW2 (Amenity) states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the overdevelopment of the site; and the proposed use is compatible with surrounding land uses. The indicative layout supplied indicates that the development can be achieved with a density of approximately 22.5 dwellings per hectare which is considered acceptable and would not result in overdevelopment. The use of the land for residential purposes is considered to be compatible with surrounding land uses and whilst siting is a matter reserved for future consideration the indicative layout plan indicates that the dwellings can be achieved without having an unacceptable impact on the amenity of occupants of surrounding residential properties. The outlook presently enjoyed by the properties opposite the site is open but with views toward the existing college building located at a lower level.

Policy CW3 (Highways) requires that development proposals should have regard for the safe, effective and efficient use of the transportation network. The layout shows that off street parking for each property can be provided. The Transportation Engineering Manager raises no objection to the proposed development subject to conditions including providing a 2 metre footway to the site frontage, providing parking for each dwelling in accordance with adopted parking guidelines and requiring improvements to Troed Y Rhiw/Twyn Road in the form of three pedestrian crossing points along the existing footway network.

Cont....

Application No. 17/0278/OUT Continued

The development site is mainly grassed with limited tree/scrub coverage at the periphery. In respect of Policy CW6 (Trees, Woodland and Hedgerow Protection) it is considered that a planning condition requiring details of a landscaping scheme will enable either the consideration of incorporating existing vegetation and/or agreement to be reached on suitable replacement planting where deemed appropriate.

Policy CW7 Protection of Open Space states that "developments on areas of open space within settlements will only be permitted where:

- A. The amount of open space remaining in the neighbourhood would still be adequate to serve local needs; and
- B. The site has no significant value as a recreational resource or an area of visual amenity".

In relation to criterion A of Policy CW7 the Planning Policy Section have undertaken an assessment of Open Space within the area in accordance with Supplementary Planning Guidance note LDP8 - Protection of Open Spaces. The methodology in the Supplementary Planning Guidance is based upon the Fields in Trust (FIT) Benchmark Standards for Outdoor Play. The assessment indicated that in terms of usable informal open space in the area, there is sufficient informal recreation space to meet the FIT standard, as there would be still be over 8 Ha of useable open spaces if this site were to be developed. This is primarily the extensive Coedcae Mawr woodland in Ystrad Mynach Park, which is classified as CW7 Natural and Semi Natural Woodland. There are formal and informal access points into this woodland and Ystrad Mynach Park from the Troedyrhiw estate. The developer has advised that they are prepared to incorporate an access route within the development to an existing informal access point to Ystrad Mynach Park located within the north-east corner of the site.

The proposal would also need to adhere to criterion B of Policy CW7. From a recreational amenity perspective, it is acknowledged that site is large flat area of open space, which has some recreational and visual amenity value. Given the proximity to the much larger area of open space at Ystrad Mynach Park, the recreational value of the land cannot be considered to be 'significant' as residents recreational needs can be addressed nearby. In addition, the Troedyrhiw estate has an open feel due to its location east of open countryside and west of woodland and parkland, and therefore, whilst the site is visually attractive, the value is less significant, given the openness of the area. It is therefore considered that the loss of this site would be acceptable with regards to criterion B.

Cont....

Application No. 17/0278/OUT Continued

It is noted that no on site provision for open space has been included within the indicative site layout contrary to Policy CW10 however the proximity to other recreational space within Ystrad Mynach Park means it is considered that sufficient open space exists near to the development site and the provision within the site layout of an access route to link to an existing informal access point would be of benefit to existing and future residents.

Policy CW11 (Affordable Housing Planning Obligations) indicates that where there is evidence of need the Council will seek to negotiate 25% affordable housing within the NCC on sites accommodating 5 or more dwellings, or exceeding 0.15 hectares in gross site area. The affordable housing officer has indicated that 2 x 2 bed 4 person houses should be provided as affordable housing. A Section 106 Agreement will be required to secure the requirements of the Housing Officer.

In conclusion, the proposal is considered to be acceptable in planning terms subject to the imposition of suitably worded conditions. The applicant will also need to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 in order to secure the provision of affordable housing.

Comments from Consultees: Addressed in the body of this report.

Comments from public:

The objections raised are considered in turn below:-

Overdevelopment of the land due to proposed number of dwellings.
The density at approximately 22.5 dwellings per hectare is not considered to represent overdevelopment.

Overbearing to existing bungalows and out of scale.
The developer has amended the scale parameters to reduce the maximum ridge height to 7.5 metres. There are a variety of dwelling types within the wider Troed Y Rhiw estate and ridge heights vary due to dwelling type and also natural topography. In this existing context the proposed dwellings are considered acceptable.

No provision for children to play.
There is sufficient open space surrounding the development and the provision of a link to an existing informal access point to Ystrad Mynach park.

Cabinet Meeting report of 3rd June 2015 should be taken into consideration, where Highways input mentions the 'proposal to sell the land for 5-6 dwellings'
The current application has been considered in relation to the proposed number of dwellings (9 dwellings) and is considered acceptable.

Cont....

Application No. 17/0278/OUT Continued

The existing estate has dwellings of individual design, the proposed development is not designed to be in keeping with these individual builds.

The existing estate has a mix of property types and styles meaning that it is considered that there is not a particular architectural vernacular that provides a strong case for restricting the developer's choice of house type. The introduction of a row of dwellings is not considered unacceptable in terms of its visual impact on the character of the area. Whilst detailed design is a reserved matter, if considered appropriate, variation in the appearance of the proposed dwellings could be achieved by facade treatments and variation of finishes (e.g. use of brick and render) or architectural detailing.

- The existing narrow width of the main access road.
- Increase in traffic and parking.
- Inadequate parking provision.
- Likelihood of Illegal Parking.
- Loss of safe on street parking.

The Transportation Manager has considered the development and has offered no objection subject to provision of a 2 metre footway along the frontage of the site and provision of crossing points off site. The development is not considered to have an unacceptable impact on traffic within the area and sufficient parking can be provided on plot for each dwelling.

- Loss of Outlook.
- Impact on neighbour amenity.

It is not considered that the development would have an unacceptable impact on either the amenity or outlook of the occupiers of any surrounding property.

Access into the woodland to the north corner of the development currently used by dog walkers and general public.

Access for watercourse.

The developer has indicated that they will incorporate an access through the site to this existing informal pedestrian link.

Previous conditions of the land, possible existence of former pond/marshland on site and general Surface Water issues.

The Land Drainage Officer has offered no objection to the development and considers that a Planning Condition requiring full drainage details is acceptable to address any drainage issues.

Cont....

Application No. 17/0278/OUT Continued

Sewerage System capacity

Dwr Cymru/Welsh Water have offered no objection to the development

- Prior Farm use and burial area for cattle.
- Material from original estate construction and household and garden waste dumped on the application site.

These claims have not be substantiated by any evidence and the Council's Environmental Health Officer has been consulted and offered no objections to the development.

Land used for recreational purposes

An area which was bitumen surfaced was intended to have playground equipment installed on.

The land is not formal recreational land and sufficient open space exists in the locality. The Planning Policy section have conducted an open spaces assessment and offer no objections to the development.

Possible right of way across site

The Council's Rights of Way Officer has confirmed no formal rights of way are affected by the development.

Breaches the Equality Act 2010 and Public Sector Equality Duty.

The planning application has been advertised in accordance with legislation and the material planning considerations raised by objectors have been considered including the loss of the application site for recreational purposes. An assessment undertaken by the Planning Policy section indicates that there is sufficient open space that exists within the locality.

No design and access statement and plan scale

The requirement for a Design and Access Statement (DAS) has been superseded by updated Welsh Government guidance and the current application falls below the threshold required for a DAS. The indicative plan supplied can be scaled and consideration of detailed siting/layout is reserved for future consideration.

The Development is contrary to Local and National Planning policies and guidance The application has been considered against the adopted Local Plan and the view of the Planning Policy section has been sought.

Cont....

Application No. 17/0278/OUT Continued

An assessment undertaken indicates that sufficient open space is available within the locality and given the proximity to the much larger area of open space at Ystrad Mynach Park, the recreational value of the land cannot be considered to be 'significant' as residents recreational needs can be addressed nearby.

Other material considerations: A Section 106 Agreement may be required where:

- (a) It is necessary to make the development acceptable in planning terms.
- (b) It is directly related to the development.

The need to address affordable housing provision arise directly as a result of the proposed development of the site for 9 houses, which exceeds the threshold of 5 houses and 0.15 hectares stated in Policy CW11, in terms of the number of dwellings and area of the site.

- (c) It is fairly and reasonably related in scale and kind to the development.

The total number is reasonable and is based on housing demand in the Northern Connection Corridor Area as defined by the LDP.

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

RECOMMENDATION that (A) the application be DEFERRED to enable the completion of a Section 106 Agreement, which requires 25% affordable housing provision comprising 2 x 2 bed 4 person houses to be transferred to United Welsh and built to DQR at a transfer price of £57,876.00 and (B) on completion of the Section 106 Agreement, Officers be authorised to GRANT planning permission subject to the following conditions:-

Cont....

Application No. 17/0278/OUT Continued

This permission is subject to the following condition(s)

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 06) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.

Cont....

Application No. 17/0278/OUT Continued

- 07) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 08) Prior to the commencement of works on site details of hedgerow enhancement planting and management, including a species list detailing the name and origin of native broadleaved trees and scrubs to be used to plant up the existing hedgerows, shall be submitted to the local Planning Authority for approval. The approved details shall be complied with and the hedgerow planting shall be carried out within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance, with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 09) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) in the new properties at Land at Troedyrhiw, Ystrad Mynach, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application No. 17/0278/OUT Continued

- 10) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 11) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 12) Notwithstanding the submitted plans, the development shall not commence until details of a scheme of improvements to include pedestrian crossing points along Troed Y Rhiw/Twyn Road is submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented and be completed in materials as approved by the Local Planning Authority prior to the beneficial occupation of the first unit of accommodation.
REASON: In the interests of highway safety.
- 13) The layout details required under Condition 1 shall incorporate a pedestrian access route from Troed Y Rhiw to the north-east boundary of the site. This access route shall be completed in materials to first be agreed in writing with the Local Planning Authority and provided prior to the occupation of the 9th dwelling. The pedestrian access shall be maintained thereafter.
REASON: To provide access for residents to the adjacent open space in the interests of amenity.

Cont....

Application No. 17/0278/OUT Continued

- 14) The ridge height of the dwellings shall not exceed 7.5 metres in height.
REASON: To ensure the development is appropriate in scale to the surrounding dwellings in the interests of visual and neighbour amenity.

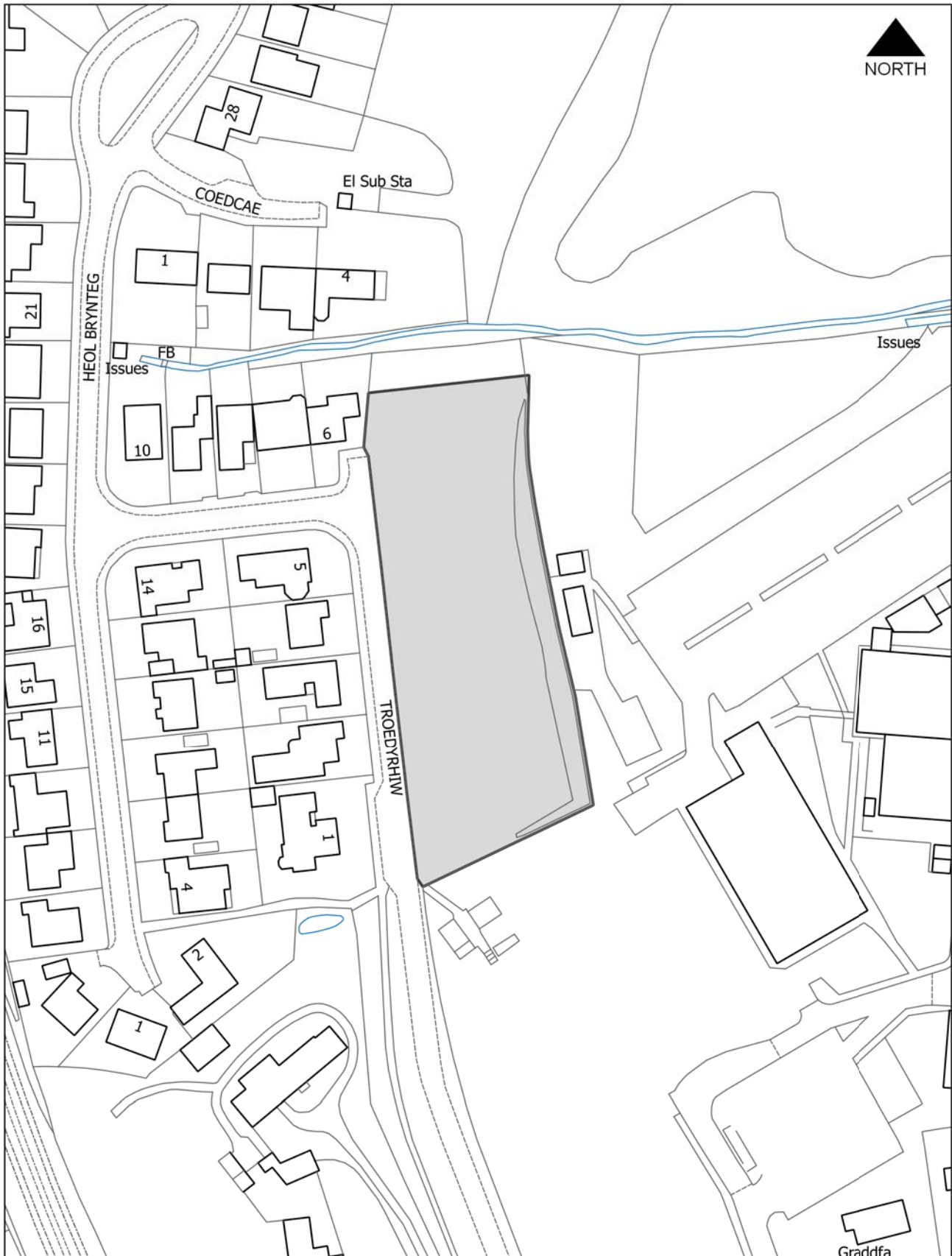
Advisory Note(s)

Please find attached the comments of Council's Ecologist, Transportation Engineering Manager, Dwr Cymru/Welsh Water and Police Architectural Liaison Officer that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, SP6.

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.



Agenda Item 13

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0397/COU 23.05.2017	Mr D Roberts 10 Clos Cae Rhos Penpedairheol Hengoed CF82 7TJ	Change the use from shop to habitable room, conversion of garage to habitable room, raised patio area to rear with wrought iron guarding and steps Coronation House 55 Brynavon Terrace Hengoed CF82 7LZ	Granted 01.09.2017
17/0523/CLPU 20.06.2017	Mr A Thomas 15 Tree Tops Avenue Blackwood NP12 1JF	Obtain a Lawful Development Certificate for the proposed temporary siting of a static caravan in the rear garden for residential use 15 Tree Tops Avenue Blackwood NP12 1JF	Granted 01.09.2017
17/0594/FULL 11.07.2017	Mrs S Coleman 29 Penmaen Road Pontllanfraith Blackwood NP12 2DL	Erect single storey rear kitchen and bathroom extension 29 Penmaen Road Pontllanfraith Blackwood NP12 2DL	Granted 01.09.2017
17/0624/CLPU 18.07.2017	Mr A Culliford 20 Oakwood Avenue Penylan Cardiff CF23 9HA	Obtain a Lawful Development Certificate for proposed single storey rear extension 10 Hazel Grove Caerphilly CF83 3BN	Granted 01.09.2017
17/0683/NMA 07.08.2017	Mr & Mrs Jewell 105 St Martin's Road Caerphilly CF83 1EH	Seek approval of a non-material amendment to planning consent 17/0298/FULL (Erect rear single storey extension to extend kitchen/diner) to amend the roof shape and partially increase extension depth by 1m 105 St Martin's Road Caerphilly CF83 1EH	Refused 04.09.2017

17/0735/NMA 23.08.2017	Mr D John Coed Y Brain Barn Commin Road Aberbargoed Bargoed CF81 9EB	Seek non material amendment to the parking layout of planning consent 12/0759/COU (Convert barn into a four-bedroom domestic dwelling) Coed Y Brain Barn Commin Road Aberbargoed Bargoed	Granted 04.09.2017
17/0485/RET 06.06.2017	Mr W Golding Acorn Cottage Pennar Lane Pentwyn-mawr Newport NP11 4GY	Retain infilling of garden area Acorn Cottage Pennar Lane Pentwyn-mawr Newport	Granted 05.09.2017
17/0544/FULL 27.06.2017	Miss S Edmunds 22 Mill Road Caerphilly CF83 3FG	Erect first floor rear extension and new lean-to roof over existing single storey rear extension 22 Mill Road Caerphilly CF83 3FG	Granted 05.09.2017
17/0599/FULL 11.07.2017	JD Wetherspoon PLC Wetherspoon House Central Park Reeds Crescent WD24 4QL	Erect a first floor extension over the existing bin store at the rear of the premises to house a walk in fridge freezer and re-siting of existing plant, form a new glazed weather lobby at the entrance to 61-63, replace an existing window on the rear elevation with a wider opening with glazed folding sliding doors, develop the first floor of No. 59 as staff facilities, additional steps from the garden to rear pavement level, extend the rear timber fenced empties enclosure and re-develop and increase the number of the customer toilets to allow for the increase in occupancy J D Wetherspoons Inns Ltd The Sirhowy 59 & 61-63 High Street Blackwood	Granted 05.09.2017

17/0602/COND 12.07.2017	Plutus Energy Limited Mr P Lazarevic Hudson House 8 Tavistock Street London WC2E 7PP	Discharge conditions 5 (land drainage), 9 (hard and soft landscaping), 11 (lighting scheme), 12 (method statement for treatment of Himalayan Balsam) and 13 (habitat management) of planning consent 17/0407/NCC (Vary condition 14 of planning consent 16/0943/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 make reference to an updated site plan and technical specification details (reducing the number of generators from 16 to 7)) One Pentref-y-groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen Newport	Decided - Discharge of Conditions 06.09.2017
17/0659/NMA 31.07.2017	BBI Group Global Headquarters Unit 2 Parkway Pen-y-Fan Industrial Estate Pen-y-fan Newport NP11 3EF	Seek approval of a non-material amendment to planning consent 2/11567 (Erect industrial unit complete with ancillary office accommodation) to add two new externally located utility plants to existing production building BBI Group Unit 2 Parkway Pen-y-fan Industrial Estate Pen-y-fan	Refused 06.09.2017
17/0542/FULL 27.06.2017	Mr S Dalton 36 St Anne's Gardens Maesycwmmmer Hengoed CF82 7QR	Extend driveway for off road parking with associated retaining wall, fencing and steps 36 St Anne's Gardens Maesycwmmmer Hengoed CF82 7QR	Granted 07.09.2017

17/0601/ADV 12.07.2017	Asda Stores Ltd Asda House Great Wilson Street South Bank Leeds LS11 5AD	Replace various signage Asda Cliff Road Blackwood NP12 0NT	Granted 07.09.2017
17/0607/FULL 13.07.2017	Mr R Williams 3 Mozart Cottages Pontlottyn Bargoed CF81 9RP	Erect two storey rear kitchen and bedroom extension 21 Greenfield Street Pontlottyn Bargoed CF81 9RH	Granted 07.09.2017
16/1063/COND 09.12.2016	JEHU Project Services Ltd Mr C Neville 1 Waterton Park Bridgend CF31 3PH	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)) Land At Tyn Y Wern Terrace Trethomas Caerphilly	Decided - Discharge of Conditions 08.09.2017
17/0481/FULL 06.06.2017	CTIL & Telefonica UK Ltd C/o Clarke Telecom 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 Corner Of Central Avenue Ivy Place Oakdale Blackwood	Refused 08.09.2017
17/0525/COU 21.06.2017	Mr K Bridle 8 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Change the use from accountants office/business centre to barbers/hairdressers The Business Centre Waun Borfa Road Cefn Fforest Blackwood	Granted 08.09.2017
17/0615/FULL 14.07.2017	Mr S Bradley 5 Beech Terrace Cwmcarn Newport NP11 7NP	Erect second storey rear bedroom extension above ground floor kitchen 5 Beech Terrace Cwmcarn Newport NP11 7NP	Granted 08.09.2017

17/0612/FULL 17.07.2017	Mrs Anthony Graig View Cottage The Row To Gwern- Y-Goytre Draethen Newport NP10 8GF	Erect single storey orangery to rear with decking Graig View Cottage The Row To Gwern-Y-Goytre Draethen Newport	Granted 08.09.2017
17/0388/RET 05.05.2017	Mr A Syed 71 Drake Road Essex RM16 6RG	Retain the installation of a gas tank in the rear garden Trecelyn Court & Millview House New Bryngwyn Road Newbridge Newport	Granted 11.09.2017
17/0529/RET 22.06.2017	Mr & Mrs W Garland 25 Heol Fawr Nelson Treharris CF46 6NP	Retain and complete decking/patio area 25 Heol Fawr Nelson Treharris CF46 6NP	Refused 11.09.2017
17/0575/CLPU 05.07.2017	CCBC Mr M Owen Visitors Centre Cwmcarn Forest Drive Cwmcarn Newport NP11 7FE	Obtain a Lawful Development Certificate for the proposed construction of an adventure play hub Cwmcarn Forest Cwmcarn Forest Drive Cwmcarn	Granted 11.09.2017
17/0614/FULL 16.07.2017	Mr J Davis 31 William Street Tir-y-berth Hengoed CF82 8AT	Erect two-storey kitchen and bedroom extension, carry out alterations to roof, erect conservatory extension and detached domestic garage 6 William Street Fleur-de-lis Blackwood NP12 3UJ	Granted 11.09.2017
17/0446/COU 25.05.2017	Waves Consultancy Limited Mr J Bonnett 4 College Mews 212 St Ann's Hill London SW18 2SJ	Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy Tesco Stores Ltd Unit C Pontymister Industrial Estate Pontymister	Granted 12.09.2017
17/0447/ADV 25.05.2017	Waves Consultancy Limited Mr J Bonnett 4 College Mews 212 St Ann's Hill London SW18 2SJ	Erect 5 no. fascia signs and 12 no. free standing signs advertising the hand car wash Tesco Stores Ltd Unit C Pontymister Industrial Estate Pontymister	Granted 12.09.2017

17/0622/FULL 18.07.2017	Mr J Brooks 1 Gladstone Road Crumlin Newport NP11 5EN	Erect single-storey rear extension 1 Gladstone Road Crumlin Newport NP11 5EN	Granted 12.09.2017
17/0623/FULL 18.07.2017	Mr J S Davies 41 Cardiff Road Bargoed CF81 8NZ	Re-configure existing shop/dwelling, relocate dwelling entrance and modify layout to provide an additional bedroom, replace shopfront and alter existing garage 48 Ruth Street Bargoed CF81 8PE	Granted 12.09.2017
17/0625/CLEU 18.07.2017	Mr H He Peking City 2 Pentwyn Road Blackwood NP12 1HN	Obtain a Lawful Development Certificate for an existing use for A3 takeaway at ground floor Peking City 2 Pentwyn Road Blackwood NP12 1HN	Granted 12.09.2017
17/0627/FULL 18.07.2017	Mr D Hand 6 West Grove Merthyr Tydfil CF47 8HJ	Construct detached garage Ffynnon Wen Pengam Road To Heol Y Cefn Bedwellty Blackwood	Granted 12.09.2017
17/0553/NMA 28.06.2017	Mr & Mrs P Morgan The Ranch Rhydygwern Machen Caerphilly CF83 8NX	Seek approval of a non-material amendment to planning consent 15/0139/FULL (Demolish dwelling and construct one replacement and three new dwellings) to change the size of the properties to be built on plots 2 and 3 and change the materials of the private drives from block pavements to bitumen 1-4 The Windings Machen Caerphilly CF83 8QU	Granted 13.09.2017
17/0547/FULL 29.06.2017	Mr J Stallard 7 Heol Gwaun Rhos Caerphilly CF83 3ER	Erect a two-storey dormer style extension comprising sitting room and W.C. to ground floor and bathroom to first floor 7 Heol Gwaun Rhos Caerphilly CF83 3ER	Granted 13.09.2017
17/0558/FULL 30.06.2017	Mr J Parker 10 Ramson Close Penpedairheol Hengoed CF82 8LB	Erect two storey side extension 10 Ramson Close Penpedairheol Hengoed CF82 8LB	Granted 13.09.2017

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	Granted 14.09.2017
17/0567/FULL 04.07.2017	Mr M Joseph 18 Derwyn Las Bedwas Caerphilly CF83 8HS	Convert garage to habitable room 18 Derwyn Las Bedwas Caerphilly CF83 8HS	Granted 14.09.2017
17/0677/FULL 04.08.2017	Mr D Harris 19 Lower Stanley Terrace Elliot's Town New Tredegar NP24 6DS	Erect single storey detached domestic garage at rear to replace existing hardstanding 19 Lower Stanley Terrace Elliot's Town New Tredegar NP24 6DS	Granted 14.09.2017
17/0709/COND 15.08.2017	Mr L Thomas Plas House Rhosnewydd Terrace Lane Blackwood NP12 1DT	Discharge condition 2 (parking provision) of planning consent P/04/1693 (Erect dormer extension) 2 Mayhill Bungalows Blackwood NP12 1EB	Decided - Discharge of Conditions 14.09.2017
17/0451/FULL 29.05.2017	Mr C Malecki 6 Trap Well Porset Caerphilly CF83 3DU	Erect a single storey extension to side and rear 6 Trap Well Porset Caerphilly CF83 3DU	Granted 15.09.2017
17/0506/FULL 14.06.2017	Mrs C Diamond-Smith 5 Pant Glas View Trethomas Caerphilly CF83 8BL	Convert basement to flat, provide a new step access to basement flat from street level and remove internal staircase from basement to ground floor 70 - 72 Gladstone Street Crosskeys Newport NP11 7PL	Granted 15.09.2017
17/0467/FULL 02.06.2017	Groundwork Wales Mr L Churcher Ty Mynydd Islwyn Bryn Road Pontllanfraith Blackwood NP12 2BH	Install a shipping container for storage and a welfare pod (portacabin) Caerphilly County Borough Council Units 22 - 23 Bowen Industrial Estate Aberbargoed	Granted 18.09.2017
17/0507/CLEU 14.06.2017	Mr M Cuff Ty Capel Twyn-Gwyn Road Mynyddislwyn Newport NP11 7AU	Obtain a Certificate of Lawfulness for the existing residential dwellings Twyn Gwyn Cottage Ty Capel Twyn-gwyn Road Mynyddislwyn	Granted 18.09.2017

17/0641/RET 24.07.2017	Ms S L Owens 31 Is Fryn Rhymney Tredegar NP22 5DP	Retain and complete rear single storey extension to detached garage Workshop Warmington Place Rhymney Tredegar	Granted 18.09.2017
17/0730/NMA 21.08.2017	Mrs A Suri Ty Melyn 113A St Martin's Road Caerphilly CF83 1EH	Seek approval of a non- material amendment to planning consent 13/0122/FULL (Erect rear and first floor extension to provide manager's residential accommodation) to change shop windows and disability access St Martin's Stores 115 St Martin's Road Caerphilly CF83 1EH	Refused 18.09.2017
17/0566/FULL 04.07.2017	Mr J Amos Treharne 103 High Street Nelson Treharris CF46 6HB	Demolish existing conservatory and construct single-storey rear extension Treharne 103 High Street Nelson Treharris	Granted 19.09.2017
17/0571/CLEU 05.07.2017	John's Cafe Mr G Sidoli 16 Commercial Street Ystrad Mynach Hengoed CF82 7DX	Obtain a Lawful Development Certificate for the existing use as a cafe and restaurant (use class A3) Johns Cafe 16 Commercial Street Ystrad Mynach Hengoed	Granted 19.09.2017
17/0584/CLPU 07.07.2017	Mr A Jones 17 Lewis Street Ystrad Mynach Hengoed CF82 7AQ	Obtain a Lawful Development Certificate for the proposed extension of the existing garage Garage At Grid Ref 314374 194480 R/o 19 Lewis Street Ystrad Mynach Hengoed	Refused 19.09.2017
17/0598/FULL 11.07.2017	Mr R Hopkins 13 Foundry Road Pontymister Risca Newport NP11 6AL	Erect balcony to the rear of property 13 Foundry Road Pontymister Risca Newport	Granted 19.09.2017

17/0643/FULL 25.07.2017	Mr G Pitman 19 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Demolish existing garage, erect two-storey side extension with single-storey rear extension and front entrance door to be moved 19 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Granted 19.09.2017
17/0647/COND 25.07.2017	Mrs A Suri Ty Melyn 113A St Martin's Road Caerphilly CF83 1EH	Discharge condition 4 (surface water and land drainage) of planning consent 13/0122/FULL, APP/K6920/A/13/2206256 (Erect rear and first floor extension to provide manager's residential accommodation) St Martin's Stores 115 St Martin's Road Caerphilly CF83 1EH	Decided - Discharge of Conditions 19.09.2017
17/0653/COND 28.07.2017	Llanmoor Development Company Limited Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun CF72 8AE	Discharge condition 11 (reptile mitigation strategy) of planning consent APP/K6920/A/15/3136679 (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities) Land At Grid Ref 315897 189288 Pandy Road Bedwas	Decided - Discharge of Conditions 19.09.2017
17/0689/FULL 08.08.2017	Mr A Coxall 78 Ty Coch Rhymney Tredegar NP22 5DJ	Construct hardstanding and provide vehicular access, new gates, new brick wall and pillars 78 Ty Coch Rhymney Tredegar NP22 5DJ	Granted 19.09.2017
17/0587/RET 10.07.2017	Mr A Carnell 26 Waterloo Road Newport NP20 4FP	Retain blockwork wall to form access to garden via steel/wooden steps Black Sheep House 58 Commercial Road Abercarn Newport	Granted 21.09.2017

17/0613/FULL 17.07.2017	Mr & Mrs C Manning 14 Syndicate Terrace Cwmfelinfach Newport NP11 7HD	Erect two storey kitchen/bedroom and shower room extension to rear 14 Syndicate Terrace Cwmfelinfach Newport NP11 7HD	Granted 21.09.2017
17/0629/COND 20.07.2017	Bargoed CAB Mr S Ellington 41B Hanbury Road Bargoed CF81 8QU	Discharge condition 2 (materials) of planning consent 15/0245/COU (Erect first floor extension to rear and side of premises and change use from existing public house to financial and professional services (A2)) Bargoed Social Club Church Place Bargoed CF81 8RP	Decided - Discharge of Conditions 21.09.2017
17/0648/COU 27.07.2017	Mr Kanini 26 Croes Wen Cwmbran NP44 3DS	Change the use of former post office at ground floor level to a self contained flat Former Newbridge Post Office 26 Ebbw View Terrace Newbridge Newport	Granted 21.09.2017
17/0633/COND 01.08.2017	Redrow Homes Mr S Halpin Redrow House Copse Walk Cardiff Gate Business Park Pontprennau Cardiff CF23 8RH	Partially discharge condition 18 (contamination-validation) of planning consent 15/0675/FULL for plots 29 and 30 and plots 10-28 (Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate) 1 -32 Starling Walk Penallta Hengoed CF82 6BH	Decided - Discharge of Conditions 21.09.2017
17/0667/CLPU 03.08.2017	Mr Williams 6 Llanfedw Close Porset Caerphilly CF83 3NP	Erect single storey rear extension with flat roof 6 Llanfedw Close Porset Caerphilly CF83 3NP	Granted 21.09.2017

17/0722/COND 18.08.2017	Hendai Solar Limited Mr A Shaffran C/o Quintas Energy UK Suite 3 3rd Floor London E14 9GE	Discharge conditions 5 (screening) and 22 (archaeology) of Planning consent 13/0846/FULL (Develop a solar farm with attendant equipment and infrastructure) Land At Hendai Farm Heol Adam Gelligaer Hengoed	Decided - Discharge of Conditions 21.09.2017
17/0586/COND 10.07.2017	Mr & Mrs Williams 24 Main Street Newbridge NP11 4FG	Discharge Conditions 2 (bat roosts), 3 (nesting birds), 4 (sound proof windows), and 7 (surface water drainage) of Planning Consent 17/0074/NCC (Construct four detached houses) (Plot 3 only) Land At Former White Hart Inn Newbridge Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 22.09.2017
17/0588/OUT 10.07.2017	Dr M Alam 21 St Peters Drive Blackwood NP12 2ER	Erect single detached five bed dwelling with integral garage and associated parking area Plot At 45 Gelynos Avenue Argoed Blackwood	Granted 22.09.2017
17/0654/FULL 28.07.2017	Mr & Mrs D Saunders 47 Newbridge Road Pontllanfraith Blackwood NP12 2LD	Carry out alterations to amend the elevations that include a canopy over the front door and reposition front access/drive gates 47 Newbridge Road Pontllanfraith Blackwood NP12 2LD	Granted 22.09.2017
17/0293/OUT 31.03.2017	Mr G Bevan Ty Mynydd Monmouth View Llanbradach Caerphilly CF83 3LX	Erect detached dwelling Land Adjacent To Ty Mynydd Monmouth View Llanbradach Caerphilly	Granted 25.09.2017
17/0593/FULL 10.07.2017	Mr & Mrs A Slatter 16 Heol-Y-Beddau Caerphilly CF83 1AH	Erect part two storey, part single storey extension to the side and rear 16 Heol-Y-Beddau Caerphilly CF83 1AH	Granted 25.09.2017

17/0610/FULL 14.07.2017	MAC Property Assets Ltd Mr M Coxe Old Chapel Pentwyn Road Treharris CF46 5BS	Erect two storey rear extension and convert loft 94 Shingrig Road Nelson Treharris CF46 6EA	Granted 25.09.2017
17/0609/COND 13.07.2017	Mr R Carter 33 Cemaes Road Croespenmaen Newport NP11 3GQ	Discharge condition 3 (parking area) and condition 6 (drainage) of planning consent 13/0501/FULL (Erect dormer bungalow with garage) 34 Cemaes Road Croespenmaen Newport NP11 3GQ	Decided - Discharge of Conditions 26.09.2017
17/0621/FULL 17.07.2017	Mr & Mrs Mann 43 Hengoed Road Penpedairheol Hengoed CF82 8BR	Construct a single storey detached garage workshop Ersanmyne 43 Hengoed Road Penpedairheol Hengoed	Granted 26.09.2017
17/0670/RET 03.08.2017	Miss A Bidgway 33 Y Ffordd Wen Aberbargoed Bargoed CF81 9EE	Retain shed in the rear garden 33 Y Ffordd Wen Aberbargoed Bargoed CF81 9EE	Granted 26.09.2017
17/0720/COND 18.08.2017	IG Doors Ltd Blaenwern Cwmbran NP44 1TY	Discharge conditions 4(hedgerow enhancement planting) and 22 (revised landscaping) of planning consent 15/0065/FULL (Erect an industrial manufacturing and storage facility with associated offices, car parking, service yards and external works) IG Doors Unit 1 Lon Gellideg Oakdale Business Park	Decided - Discharge of Conditions 26.09.2017

17/0630/RET 21.07.2017	Howells Coaches Mrs D Howells Unit 6-8 East Road Penallta Industrial Estate Hengoed CF82 7SU	Retain two residential flats and the front as built elevation which is not in accordance with planning consent 12/0851/FULL (Demolish existing outbuildings to rear of property, change use from part retail to total residential use, carry out internal alterations and erect rear extension to increase existing residential unit to 3 no. self contained residential units) 5 Gwerthonor Place Gilfach Bargoed CF81 8JP	Granted 27.09.2017
17/0639/TPO 24.07.2017	Mr M Wildy 1 Bryn View Pontllanfraith Blackwood NP12 2QR	Fell three trees - Thorn, Copper Beech and Monterey Pine (Tree Preservation Order 4/90/IBC) 1 Bryn View Pontllanfraith Blackwood NP12 2QR	Refused 27.09.2017
17/0657/OUT 31.07.2017	Mr & Mrs G Jones 2 Greenmeadow Bungalows Glan-Y-Nant Blackwood NP12 3XR	Erect two bedroom detached dwelling with associated access and groundworks Land To Rear Of 1 Greenmeadow Bungalows Glan-Y-Nant Blackwood	Granted 27.09.2017
17/0671/RET 02.08.2017	Mr I Soroko 4 Kingswood Close Hengoed CF82 7LU	Retain hardstanding at garden level, rear boundary and associated works 4 Kingswood Close Hengoed CF82 7LU	Granted 27.09.2017
17/0389/FULL 05.05.2017	Safely One Ltd And Safely Two Ltd Mr Marsden C/O Agrarian Ltd L Hall Walgaston Farm Mobley Berkeley GL13 9EN	Erect three single storey commercial units with use class A1/A3, landscaping, fencing, create additional parking, re-organising existing parking and internal access Castle View Shopping Centre Cae Meillion Caerphilly	Granted 28.09.2017

17/0631/RET 20.07.2017	G2 Energy Renewable Developments Ltd Mr C Breaban 235 Old Marylebone Road London NW1 5QT	Retain embankment and widened carriageway section to the approved access track, formed as part of a wind turbine development granted under planning consent 15/0316/FULL Wind Turbine At Grid Ref 313668 201131 Groesfaen Farm Groes-Faen Terrace Bargoed	Granted 28.09.2017
17/0635/RET 24.07.2017	Mr O Williams 12 Priors Street Risca Newport NP11 6QE	Retain and complete two storey side extension with ground floor kitchen and first floor bedroom and dormer roof additions to the rear and creation of two parking spaces 6 Upper Ochryth Ochryth Newport NP11 6EQ	Granted 28.09.2017
17/0663/COU 03.08.2017	Miss M Fleet The 2nd Spell Ltd 12 Banalog Terrace Hollybush Blackwood NP12 0SF	Convert surgery into a tattoo studio The Surgery Bryn Road Cefn Fforest Blackwood	Granted 28.09.2017

Agenda Item 14

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.
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.
17/0256/FULL 21.03.17	Erect a warehouse/light industrial building (Use classes B1 and B8) at Land Within Curtilage Of XPO Transport Solutions UK Limited Unit A Distribution Way Dyffryn Business Park Ystrad Mynach Hengoed CF82 7TS	Consideration impact on flooding.
17/0257/FULL 22.03.17	Construct two-storey extension to provide additional living accommodation at The Gatehouse Gwern-y-domen Farm Lane Caerphilly CF83 3RN	Considering site history.
17/0411/OUT 11.05.17	Erect residential development with strategic open space including play facilities and pedestrian and cycle networks at Land At Gwern Y Domen (Grid Ref 317068 187536) Gwern-y-domen Farm Lane Caerphilly	Subject to further discussion and consideration.
17/0431/OUT 18.05.17	Erect residential development of three units at Land Adjacent To Woodview Cwmgelli Blackwood	Awaiting amended scheme.

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.
17/0519/RET 19.06.17	Upgrade access track to allow farm plant machinery to access higher ground for agricultural purposes and the retention of earth works to create cattle proof bunds along the upgraded access track at Pen-y-fan Farm Pen-y-fan Farm Lane Manmoel Blackwood NP12 0HZ	Subject to further discussion and consideration.
17/052/7FULL 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.
17/0540/FULL 27.06.17	Erect two-storey rear extension at 11 Pantglas View Newport Road Trethomas Caerphilly	Revised details sought.

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Agenda Item 15

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. Received advice from Planning. Sent draft internally for comments.
15/0442/OUT 30.06.16	Erect residential development comprising approximately 18-20 houses and 8 flats on Land At Abertridwr Road, Penyrheol, Caerphilly	Sent engrossments for signing.
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 Pentreban Street Caerphilly CF83 1FR	Commenting on Solicitors amendments to draft.
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. Chased.

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. Chased.
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. Chased.
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.

Agenda Item 16

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
17/0008/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

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
17/0005/REF 15/0782/FULL	Erect residential development for 45 No. dwellings, associated highway infrastructure and open space at Land At (Woodfield Park Funeral Home) Woodfield Park Lane Penmaen Oakdale Blackwood NP12 0EU	Allowed 04/09/17	Comm
17/0009/REF 17/0189/FULL	Erect two-storey side extension at 76 Heol Ysgubor Caerphilly CF83 1SR	Dismissed 15/09/17	Del