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Date: 1st November 2017

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 8th November, 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 11th October 2017.	
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1 - 8

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	17/0752/COU - Former Somerfield Stores, Unit A, 12 The Market Place, Blackwood.	9 - 18
5	17/0711/FULL - 17 Shannon Close, Pontllanfraith, Blackwood.	19 - 24
6	17/0834/RET - 3 Pendarren Street, Penpedairheol, Hengoed.	25 - 32

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

7	17/0565/FULL - Robert Price (Builders Merchants) Ltd, 145 Pontygwindy Road, Caerphilly.	33 - 38
8	17/0796/FULL - Unit 18, Gallagher Retail Park, Parc Pontypandy, Caerphilly.	39 - 46
9	17/0797/FULL - Unit 18, Gallagher Retail Park, Parc Pontypandy, Caerphilly.	47 - 58
10	17/0768/RET - Stables Compound, West Road, Penallta Industrial Estate, Penallta.	59 - 66
11	17/0761/COU - Castle House, Southern Street, Caerphilly.	67 - 74
12	17/0716/FULL - 54 Pandy Road, Bedwas, Caerphilly.	75 - 82
13	17/0792/FULL - 64-66 Cardiff Road, Caerphilly.	83 - 88
14	17/0793/ADV - 64-66 Cardiff Road, Caerphilly.	89 - 94
15	17/0703/FULL - 31 Gelli'r Felin, Caerphilly.	95 - 102
16	17/0794/RM - Land at Cae Nant Gledyr, Caerphilly.	103 - 110

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

17	Applications determined by delegated powers.	111 - 122
18	Applications which are out of time/not dealt with within 8 weeks of date of registration.	123 - 126
19	Applications awaiting completion of a Section 106 Agreement.	127 - 128
20	Appeals outstanding and decided.	

Circulation:

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

And Appropriate Officers

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Agenda Item 3



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH
ON WEDNESDAY, 11TH OCTOBER 2017 AT 5PM

PRESENT:

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

Councillors:

Mrs E.M. Aldworth, C. Andrews, A. Angel, J.E. Fussell, R.W Gough, A. Hussey, B. Miles, J. Simmonds, A. Whitcombe, R. Whiting, T.J. Williams

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), C. Boardman (Area Senior Planner), E. Rowley (Area Senior Planner), A. Pyne (Area Senior Planner), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, M. Davies, A. Higgs, Mrs G. D. Oliver, J. Ridgewell, J. Taylor and Mrs E. Stenner (Cabinet Member for Environment and Public Protection).

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - Councillor Mrs E. M. Aldworth - 17/0343/NCC, Councillor A. Angel and Mr C. Boardman - 17/0278/OUT. Details are minuted with the respective items.

3. MINUTES - 13TH SEPTEMBER 2017

RESOLVED that the minutes of the Planning Committee held on 13th September 2017 (minute nos. 1 - 7 on page nos. 1 - 4) be approved and signed as a correct record.

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

4. CODE NO. 17/0710/FULL - 1 FAIRFIELD COTTAGES, ASHFIELD ROAD, NEWBRIDGE

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. 17/0521/FULL - CRUGLWYN, MANMOEL ROAD, MANMOEL, BLACKWOOD

It was noted that the application had been subject to a site visit on Monday 9th October 2017. It was also noted that since the preparation of the report a letter of objection had been received from Argoed Community Council.

Councillor W. Williams and Mr V. Warren spoke in objection to the application. The applicant's agent, Mr K. Bellis, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an amendment to condition (03), the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there were 4 against, this was agreed by the majority present.

RESOLVED that: -

- (i) subject to an to amendment to condition (03) and to the conditions contained in the Officer's report this application be granted;

Amended Condition (03)

The level of noise from the wind turbine (hereby approved) measured at the nearest noise sensitive properties (excluding Maes-yr-Onn Fach) shall not exceed 35dB(A) (LA90, 10mins) 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.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4;
- (iii) the applicant be advised 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 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.

6. CODE NO. 17/0489/FULL - FORMER GARDD Y CRAIG, 106 COMMERCIAL STREET, PONTYMISTER, RISCA

Mr S. Green spoke in objection to the application and Mr R. Williams, the applicant's agent, who was present, chose not to speak.

Following consideration of the application it was moved and seconded that subject to an additional condition, the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there were 3 against, this was agreed by the majority present.

RESOLVED that: -

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

Additional Condition

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 garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.

Reason

In the interests of highway safety

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

7. CODE NO. 17/0423/COU - LAND AT GRID REF 316409 201491 COMMUN ROAD, MARKHAM

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

Councillor W. Williams spoke in objection to the application. Mr Jones, the applicant, had been advised but was not present.

Following consideration of the application it was moved and seconded that subject to the replacement of condition (02), additional conditions and 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 replacement of condition (02), the following additional conditions and the conditions contained in the Officer's report this application be granted;

Replacement Condition (02)

Any proposed gates shall be set back a minimum of 10m from the boundary with the public highway, to ensure that vehicles entering the site can stand clear of the highway.

Reason

In the interests of highway safety.

Additional Condition (03)

The first 10m of the proposed access shall be completed in materials to be agreed with the LPA, to ensure loose stones or mud etc. is not carried on to the public highway.

Reason

In the interests of highway safety.

Additional Condition (04)

Rainwater run-off shall not discharge into the highway surface-water drainage system.

Reason: In the interests of highway safety.

Additional Condition (05)

The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan received 29.06.2017;
Proposed Block Plan, received 29.06.2017;
Proposed Elevations, received 29.06.2017.

Reason

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

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW3;
- (iii) the applicant be advised of the comments of the Head of Public Protection.

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

8. CODE NO. 17/0665/FULL - 11 BRYN CLOSE, TRETOMAS

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: SP6 and CW2.

9. CODE NO. 17/0565/FULL ROBERT PRICE (BUILDERS MERCHANTS) LTD, 145 PONTYGWINDY ROAD, CAERPHILLY

This application was deferred to the next meeting.

10. CODE NO. 17/0146/FULL - TY ISAF FARM, ABERTRIDWR ROAD, PENYRHEOL, CAERPHILLY

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

RESOLVED that: -

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

Additional Condition

The driveway to serve the proposed development shall include turning facilities in a manner to be agreed in writing with the Local Planning Authority. The agreed drive and turning facilities shall be provided before the development hereby approved is first occupied, and shall thereafter be maintained free of obstruction so that vehicles can enter and leave the site in a forward gear at all times;

Reason

In the interests of highway safety

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

- (iv) information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the

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

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

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

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

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

11. CODE NO. 17/0343/NCC - 1 OAK LANE, ROYAL OAK, MACHEN

Councillor Mrs E. M. Aldworth declared an interest (in that she 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 9th October 2017.

Councillor Mrs J. Gale, Councillor Mrs E. M. Aldworth and Mrs Gethins spoke in objection to the application. Mrs Loftus, the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to additional conditions, the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there was 1 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

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

Additional Condition

Within two months of the date of this decision notice a scheme of acoustic insulation for the garage party wall with Oak Cottage shall be submitted for the written approval of the Local Planning Authority. The acoustic insulation

measures detailed within the agreed scheme shall be implemented within three months of the applicant having received written notification of the agreement of the scheme from the Local Planning Authority and those agreed acoustic insulation measures shall be maintained in place at all times thereafter.

Reason

In the interests of neighbour amenity.

Additional Condition

Within two months of the date of this decision notice details to amend the boundary enclosure on the north-east side of the application property adjacent to the shared access with Oak Cottage shall be submitted for the written approval of the Local Planning Authority. The details shall include measures to improve access to ensure the existing parking space to the north-west of the garage is made available for the parking of a residential vehicle. The agreed boundary enclosure amendments shall be implemented within three months of the applicant having received written notification of the agreement of the details from the Local Planning Authority and the enclosure amendments shall be maintained thereafter and the parking space kept available for parking purposes associated with the residential use of 1 Oak Lane at all times.

Reason

In the interests of highway safety.

Additional Condition

Within two months of the date of this decision notice a scheme for waste water disposal from the dog grooming operation shall be submitted for the written approval of the Local Planning Authority. The waste water disposal measures detailed within the agreed scheme shall be implemented within 1 month of the applicant having received written notification of the written agreement of the waste water disposal scheme from the Local Planning Authority. The agreed waste water disposal measures for the dog grooming operation shall be adhered to at all times thereafter.

Reason

In the interest of the amenity of the area.

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

12. CODE NO. 17/0278/OUT - LAND AT GRID REFERENCE 314117 1193622, TROEDYRHIW, YSTRAD MYNACH

Councillor A. Angel declared an interest (in that he lives in proximity to the site) and left the meeting when the application was considered. Mr C. Boardman also declared an interest as his brother is one of the objectors to the application.

It was noted that the application had been subject to a site visit on Monday 9th October 2017 and a verbal update was received in relation to flood risk and the consultation responses of the Land Drainage Officer

Councillor M. James spoke in objection to the application on behalf of the local residents. The applicant's agent, Mr R. Williams, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an additional condition, the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there was 3 against, this was agreed by the majority present.

RESOLVED that:

- (i) 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;
- (ii) on completion of the Section 106 Agreement, subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional Condition

Prior to the commencement of 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.

- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and SP6;
- (iv) the applicant be advised of the comments of the Council's Ecologist, Transportation Engineering Manager, Dwr Cymru/Welsh Water and Police Architectural Liaison Officer;
- (v) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

13. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 7.40pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th November 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
17/0752/COU 31.08.2017	SF247 West Limited T/A Snap Fitness C/O Bidwells Mr T Eyres 25 Old Burlington Street London W1S 3AN	Subdivide the existing retail (Class A1) unit into three units and change the use of one new unit from retail (Class A1) to gym (Class D2) use Former Somerfield Stores Unit A 12 The Market Place Blackwood NP12 1ZP

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application site is located on the Market Place, Blackwood.

Site description: Vacant former supermarket and associated car park.

Development: It is proposed to sub-divide the existing retail unit into three smaller units, and change the use of one of the units from A1 (retail use) to D2 (leisure use, i.e. gym). The application unit, which is located at the southern end of the existing building, has a floor area of 916 square metres.

A new shopfront and entrance will be created for the proposed gym unit. It is proposed to open the gym 24 hours a day, 7 days a week.

Dimensions: Floor areas specified above.

Materials: Not applicable.

Ancillary development, e.g. parking: Removal of existing entrance canopy.

PLANNING HISTORY 2005 TO PRESENT

16/1006/COU - Subdivide existing A1 retail unit into three units, provide associated changes to the external appearance and servicing arrangements, and change the use of one new unit from A1 retail to D2 gym - Granted 12.01.17.

17/0754/ADV - Display 2 internally illuminated fascias and various window manifestations - Not yet determined.

Cont....

Application No. 17/0752/COU Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary as well as the defined Principal Town Centre of Blackwood.

Policies: Policy SP2 (Development Strategy - Development in the Northern Connections Corridor), SP6 (Place Making), SP17 (Promoting Commercial Development), CW2 (Amenity), CW3 (Design Considerations - Highways), CW14 (Use Class Restrictions - Retail).

NATIONAL POLICY Planning Policy Wales (9th Edition), Technical Advice Note 4: Retailing and Commercial Development (2016), Technical Advice Note 23: Economic Development (2014).

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

Dwr Cymru - Provide advice to the developer.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to noise management condition, and restricted hours of opening of car park serving the unit.

Principal Valuer - No comments.

Strategic & Development Plans - No objection.

ADVERTISEMENT

Extent of advertisement: 19 neighbouring properties/commercial premises were consulted by way of letter and a site notice was displayed near the application site.

Cont....

Application No. 17/0752/COU Continued

Response: 2 letters of objection have been received at time of report preparation (26.10.2017).

Summary of observations:

1. Use of the car park (to the west of the units) 24 hours a day will attract anti-social behaviour by way of 'boy racers';
2. Late night users of the gym in the evening will cause disturbance to nearby residents;
3. Noise impact from late night use of gym.

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. The proposed D2 (leisure) use is CIL exempt, and the premises already benefit from a lawful A1 use.

ANALYSIS

Policies: As the application site is located within the identified Principal Town Centre, Policy CW14 is relevant. It states:

"Development proposals incorporating a change of use from class A1 retail premises to another use will be subject to the following restrictions:

- A Within identified Principal Town Centres, changes of use of the ground floors of class A1 retail premises to other use will only be permitted where:
 - i The commercial vacancy rate of the centre has been over 10% for over a year
and
 - ii For a change to residential use the property is located on the edge of centre..."

Cont...

Application No. 17/0752/COU Continued

The commercial vacancy rate of the town centre is currently 11.2% (based on the 2016 survey) and has been over 10% for a year. Therefore the proposed D2 use is not considered to be contrary to this policy.

Paragraph 7.2.2 of planning Policy Wales (PPW) (9th Edition) relates to planning for economic development. It states that in considering proposals Local Planning Authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.

The Welsh Government's objectives for retailing and town centres are to:

- Promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
- Sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and
- Improve access to, and within, retail and commercial centres by all modes of transport, especially walking, cycling and public transport.

Paragraph 10.1.5 explains that although retailing (A1 uses) should continue to underpin retailing and commercial centres, it is only one of the factors which contribute towards their vibrancy. Policies should encourage a diversity of uses in centres. Other appropriate retail and commercial centre uses are financial and professional services (A2), food and drink (A3), offices (B1), hotels (C1), educational and other non-residential establishments (D1), leisure (D2) and certain other sui generis uses. Mixed use development should be encouraged to promote lively centres as well as to reduce the need to travel to visit a range of facilities. Leisure uses can benefit retail and commercial centres and with adequate attention to safeguarding amenities can contribute to a successful evening economy.

PPW acknowledges the importance of 'vibrancy' and 'viability'. Vibrancy reflects how busy and diverse a retail centre is at different times and in different parts, and in the attractiveness of the facilities and character which draw in trade whilst viability refers to the ability of the centre to attract and retail investment not only to maintain an existing centre but to allow for adaptation to changing needs.

Planning Policy Wales and Technical Advice Note 4 advocate a positive approach to determining planning applications where an economic benefit to the wider area is realised. The proposal should therefore be considered in the context of the economic benefits that it is likely to bring; the proposal will bring a vacant unit back into beneficial re-use, will provide increased employment opportunities, is likely to encourage footfall in to the town with linked trips, provides diversification with a suitable commercial leisure use and will serve to enhance the vitality of the area.

Cont....

Therefore it is considered that the proposed development would provide a positive change to Blackwood Town Centre.

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

- i) Proposals must have no unacceptable impact on the amenity of adjacent properties or land - The application site is located within close proximity of the residential properties located on Lilian Road (to the south), Mayhill Bungalows (to the west), and Tuckers Villas/Graig View (to the north). Given the proposed hours of operation, i.e. 24 hours a day, 7 days a week, a condition has been recommended requiring a detailed noise management scheme to be submitted and agreed by the Local Planning Authority prior to use of the gym. Such measures will include the control of amplified music, noise insulation within the unit, and internal layout and design to ensure music does not emanate from the unit when gym users enter and leave the unit.

There are also historical problems at the site in relation to the late night use of the car park immediately to the west of the units by 'boy racers'. At present the car park is closed (by way of a lockable gate) after 6pm (4pm on Sundays). Whilst it is not considered reasonable to require these car park closing times be maintained when the units are occupied, a condition has been suggested requiring this car park be closed between 23.30 - 05.30 every night. It is anticipated that this will serve as an appropriate measure to prevent anti-social behaviour associated with 'boy racers'. During this 6 hour period when the car parking is closed, gym users will be able to use the existing Council car park to the south of the application, as these parking spaces are located within 50 metres of the gym entrance.

- ii) Proposals would not result in the over-development of the site - As no enlargement to the building is proposed, the development is not considered to constitute over-development.
- iii) The proposed use is compatible with surrounding land uses - The site is bounded to the north, west and south by existing residential properties. The conditions referred to above are aimed at ensuring the 24 hour gym use does not detrimentally impact on the residential amenity of neighbours. To the east are existing commercial uses.

Cont....

Application No. 17/0752/COU Continued

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

In terms of the external physical works to facilitate the sub-division of the existing unit, it is considered that the new front facade is acceptable in terms of its setting, scale, and design. Separate advertisement consent for the proposed gym has been applied for under application reference 17/0754/ADV.

Comments from Consultees: No objection is raised by consultees subject to conditions.

Comments from public:

1. Use of the car park (to the west of the units) 24 hours a day will attract anti-social behaviour by way of 'boy racers';
2. Late night users of the gym in the evening will cause disturbance to nearby residents;
3. Noise impact from late night use of gym.

All of the above concerns have been addressed in the analysis section above, as well as in the recommended conditions.

Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 17/0752/COU Continued

- 02) No individual unit shall be occupied until a scheme for that particular unit has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of part of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area.
- 03) Prior to the occupation of each individual unit, details of all external and roof mounted plant/machinery associated with the proposed uses shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.
REASON: In the interests of the amenities of the area.
- 04) The use hereby permitted shall not be open to customers, nor deliveries taken at or dispatched outside the following times:
A1 use -
(a) 07.00 hours to 23.00 hours Monday to Saturday, and
(b) 07.00 hours to 22.00 hours on Sunday.
D2 use -
(a) 00.00 hours to 24.00 hours Monday to Sunday.
REASON: In the interests of the amenities of the area.
- 05) 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.
- 06) There shall be no access for vehicles to the existing parking facilities to the west of the premises subject of this consent before 05.30 hours or after 23.30 hours. Access shall be controlled by means of a barrier which shall be maintained in place and prevent access during those hours.
REASON: In the interests of residential amenity.

Cont....

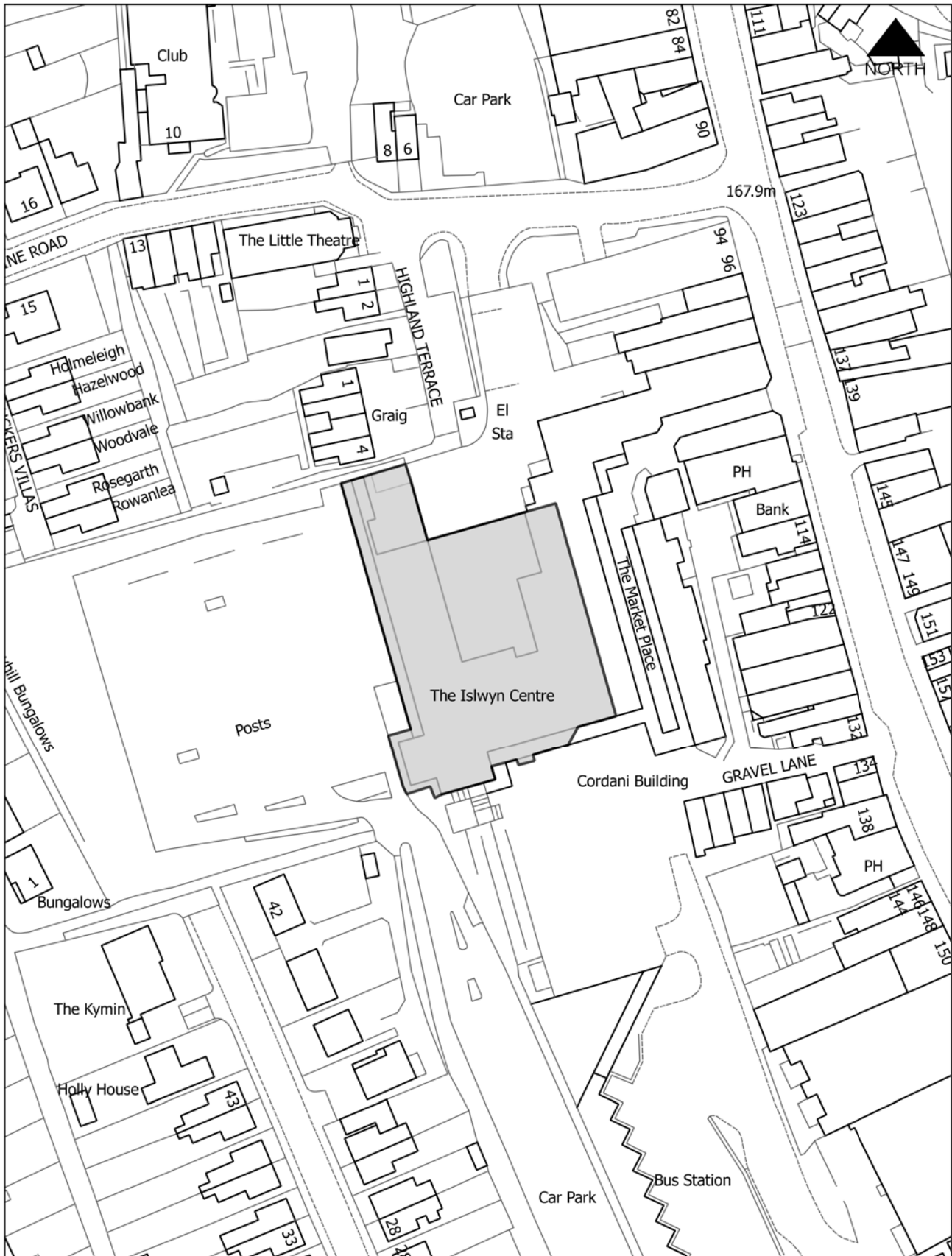
Application No. 17/0752/COU Continued

- 07) The development shall be carried out in accordance with the following approved plans and documents:
Drawing Number: 6385(P)203, Revision C, Proposed Building Elevation, received 31.08.2017;
Drawing Number: 6385(P)203-1, Revision B, Proposed Building Elevation, received 31.08.2017;
Drawing Number: 6385(P)202-1, Revision A, Proposed Building Elevation, received 31.08.2017;
Drawing Number: 6385(P)102, Revision A, Proposed Building Plans, received 31.08.2017;
Drawing Number: 6385(P)102, Revision B, Existing Building Plans (Red Line Plan), received 31.08.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/WelshWater 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:
Policy CW2.



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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0711/FULL 25.09.2017	Mr & Mrs Pole 17 Shannon Close Pontllanfraith Blackwood NP12 2FW	Erect single storey extension to rear of property 17 Shannon Close Pontllanfraith Blackwood NP12 2FW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is on the northern edge of Shannon Close, Pontllanfraith.

House type: A Semi-detached property.

Development: The demolition of a conservatory and the erection of a single storey rear extension.

Dimensions: The proposed extension is 5m long, by 5.7m wide. The height to the eaves is 2.6m and 4.3m to the ridge.

Materials: To match existing, brick facing, concrete roof tiles and UPVC windows and doors.

Ancillary development, e.g. parking: Four roof lights will be installed to the extension's roof.

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 is in the settlement boundary of Pontllanfraith.

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

Cont....

Application No. 17/0711/FULL Continued

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

Cont....

ANALYSIS

This application is brought before Planning Committee as the Agent is related to a member of staff in Planning.

Policies: This application has been considered in accordance with Local Plan Policy and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an overbearing and overshadowing impact on the adjacent dwellings at numbers 16 and 18 Shannon Close.

In terms of design, the scheme is considered acceptable as the materials proposed match the existing dwelling house. The pitch on the single storey extension is also similar to that of the host dwelling and inclusion of patio doors and kitchen window does not provide an unbalanced view. The design of the extension is in keeping with the host dwelling and proposed extension is therefore considered acceptable.

Guidance contained in LDP7: Householder Development states that "Extensions and conservatories should not cast large shadows over, or have an overbearing impact on, a neighbour's house or garden. As a general rule single storey extension on the common boundary and near to a ground floor window of any principal room should be no longer than 4 metres however these limitations can be exceeded depending on the context of the proposed extension. Those that are pertinent to this application are:

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

With regard to the potential overbearing and overshadowing impact on the adjacent dwellings, both neighbouring properties need to be assessed in turn. At No. 18, there is already an impact created by the existing 5m conservatory therefore the 45 degree line has already been breached. Furthermore, No. 18 also has a large detached garage at the rear, and the property already is subjected to a tunnelling effect created by both the conservatory and the garage. The introduction of the proposal will therefore have no greater overshadowing or overbearing impact on the adjoining property than the existing development at this location.

Due to the topography of the area, No. 16 is set further down than the application property and is offset from the host dwelling at a 20 degree angle. The extension will not impact upon the 45 degree rule. There are two windows proposed on the side elevation that will be visible to No. 16, one that serves a utility room, and one serving the kitchen. Furthermore, the window at No. 16 most likely to be affected is a landing window which is not a habitable room. Consequently, there would be no additional overlooking at No. 16 over what the current situation is, and it is deemed that the extension would not have a significant impact so as to justify a refusal.

Cont....

Application No. 17/0711/FULL Continued

Given the orientation of the property, the limited impact on the adjacent dwellings and that the fall-back position is an extension that is only 1m less could be erected under permitted development. As such, planning permission for this extension is recommended for approval.

Comments from consultees: No comments have been received from the Council's Ecologist at the time of writing this report.

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 shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1 As Existing received 16/08/2017;
Drawing No. 2 As Proposed received 16/08/2017; and
Drawing Titled Blind Side Elevation received 25/09/2017.
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.

Cont....

Application No. 17/0711/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.

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

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

The homeowner/developer is advised that any development that involves works on land that is not owned by the applicant may require agreement under the Party Wall Act. This planning permission is issued having regard to the land ownership certificate submitted by the applicant.



Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0834/RET 04.10.2017	Mr C Jennick 3 Pendarren Street Penpedairheol Hengoed CF82 8BZ	Retain and complete shed with rooftop garden 3 Pendarren Street Penpedairheol Hengoed CF82 8BZ

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is located on the southern side of Pendarren Street, Penpedairheol.

House type: Two-storey mid-terrace property with a small walled front garden and enclosed garden to rear.

Development: Full planning permission is sought to retain the existing outbuilding and roof top garden.

Dimensions: The proposed outbuilding measures 4.04 metres in width by 3.2 metres in depth and measure 2.12 metres in height to flat roof level. The brick wall and ornamental enclosure located on top of the flat roof measures 0.9 metres in height.

Materials: Concrete render, bricks and white concrete ornamental balusters with coping and plinth.

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

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 (Placemaking), CW2 (Amenity), CW3 (Design Considerations: Highways) and advice contained within the Council's Supplementary Planning Guidance LDP7: Householder Developments (January 2017).

Cont....

Application No. 17/0834/RET Continued

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

Section 4.11.9 of Planning Policy Wales (2017) 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."

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

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

CONSULTATION

CADW - No comments received at the time of writing the report.

Transportation Engineering Manager - No objection subject to a condition in relation to surface water run-off.

ADVERTISEMENT

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

Response: Two letters of representation have been received by the landlord and tenant of no.3 Pendarren Street objecting to the proposed development.

Summary of observations: The following issues have been raised:

1. The development is an invasion of privacy and overlooks rear garden and gives view directly into the kitchen and rear bedroom.
2. There is a danger of items falling from a height in excess of 2.9 metres.
3. The development may cause damage to the neighbouring properties.
4. Objects to the flat roof design of the outbuilding.
5. The development may undervalue the market sale price for the neighbouring property.

Cont....

Application No. 17/0834/RET Continued

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal does not result in an increase of floor space in excess of 100 square metres.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policies and supplementary planning guidance. The main considerations in the determination of this application is whether the development has an unacceptable impact on the visual amenity of the surrounding area and its impact on the amenity of the neighbouring properties.

There are a variety of extensions and outbuildings that are visible along this rear lane with no clear building design or character predominating. As such it is not considered that the development as built has an adverse impact on the visual amenity of the surrounding area subject to the external finishes of the outbuilding being completed.

In terms of the impact that the development has upon the neighbouring properties, Supplementary Planning Guidance LDP7: Householder Developments (2017) is of relevance and explains that if residents are considering building a raised platform or a balcony that they should ensure that when it is constructed it does not result in overlooking of neighbouring properties. In that respect the proposal is contrary to the guidance contained within LDP7: Householder Developments (2017), however, when a development appears to be contrary to policy, the question of what can be done without the need for planning permission, also known as the 'fall-back position' is an important consideration.

In that regard, the situation prior to the development being built would have always given rise to a significant amount of overlooking as the garden level of the application property has always been raised and the existing patio area has been constructed longer than four years which is immune from any enforcement action.

Cont....

Turning to the proposed outbuilding and the extended roof top garden, the height of the outbuilding alone is considered to be permitted development and has been designed to meet the height of the existing patio. By default, without any form of enclosure located on top of the outbuilding, there are no planning restrictions preventing the occupiers using the roof of the outbuilding as an extension to the existing patio. Therefore consideration should be given as to whether the introduction of the walled balustrade enclosure patio has exacerbated the existing situation and has given rise to additional loss of privacy to such a degree that it has a detrimental effect on the privacy of the occupiers of the neighbouring dwellings.

The plans submitted as part of this application indicate that the extended patio would provide a roof top horticultural garden and does not facilitate an area whereby the occupiers of 3 Pendarren Street could enjoy dwelling time in the form of dining, sitting out or socialising amenity area. Whilst the rooftop garden would in theory allow the applicants to stand closer to the rear of the properties opposite along Mount Pleasant, the occupiers would be standing further away from the adjoining properties than the previous situation and as stated previously there are no planning restrictions preventing the use of the outbuilding roof as a garden, however the walled balustrade enclosure provides a safety barrier.

Consideration has been given to whether any privacy issues relating to the elevated patio could be overcome by erecting privacy screens behind the ornamental balustrade enclosure, in that regard the privacy screen would need to be a minimum of 1.8 metres in height and of a solid construction. Whilst this is a common condition imposed to any planning consent when there is a concern that a development will give rise to overlooking, in this instance it is considered that the introduction of such screening would not be appropriate and have a detrimental impact of the character and appearance of the area.

The applicants have sought to limit the use of the additional area of patio by introducing planters and other features. It would be reasonable to impose a condition that requires those features to be retained.

In conclusion, whilst the proposal is contrary to the guidance contained within LDP7: Householder Developments (2017), taking into consideration that the rooftop garden will be used for horticultural purposes and the permitted development 'fall-back' position, it is difficult to justify refusal of the application.

Comments from consultees: No objection raised.

Comments from public: The following issues have been raised:

1. The development is an invasion of privacy and overlooks rear garden and gives view directly into the kitchen and rear bedroom - Due to the difference in garden levels between both properties there has always been a certain amount of overlooking. This has been addressed in the report above.

Cont....

Application No. 17/0834/RET Continued

2. There is a danger of items falling from a height in excess of 2.9 metres - This is not a material planning consideration, there is no evidence to suggest the development as built is a dangerous structure, furthermore this would be covered under separate legislation.
3. The development may cause damage to the neighbouring property - This is not a material planning consideration and is a private matter between the parties concerned.
4. Objects to the flat roof design of the outbuilding - Whilst supplementary planning guidance LDP7: Householder Developments (2017) advises that the shape and pitch of roofs of extensions and outbuildings should match the pitch of the main dwelling, it is possible to construct a much taller flat roof development under permitted development. This is addressed in the report above.
5. The development may undervalue the market sale price for the neighbouring property - This is not a material planning consideration.

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) Details of the external finish of the concrete render hereby approved as part of this development shall be submitted to and approved in writing by the Local Planning Authority within one calendar month from the date of this consent.
REASON: In the interests of visual amenity.
- 02) The proposed external finish of the outbuilding shall be carried out within two calendar months from the date that the submitted details have been agreed unless another timescale is agreed in writing with the Local Planning Authority.
REASON: In the interests of residential amenity.
- 03) The planters, water features and 'conifer' and 'fir' trees shown on the block plan submitted with the application subject of this consent shall remain in place at all times.
REASON: To limit the use of the patio area in the interests of residential amenity.

Cont....

Application No. 17/0834/RET 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 and CW3.

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 7

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

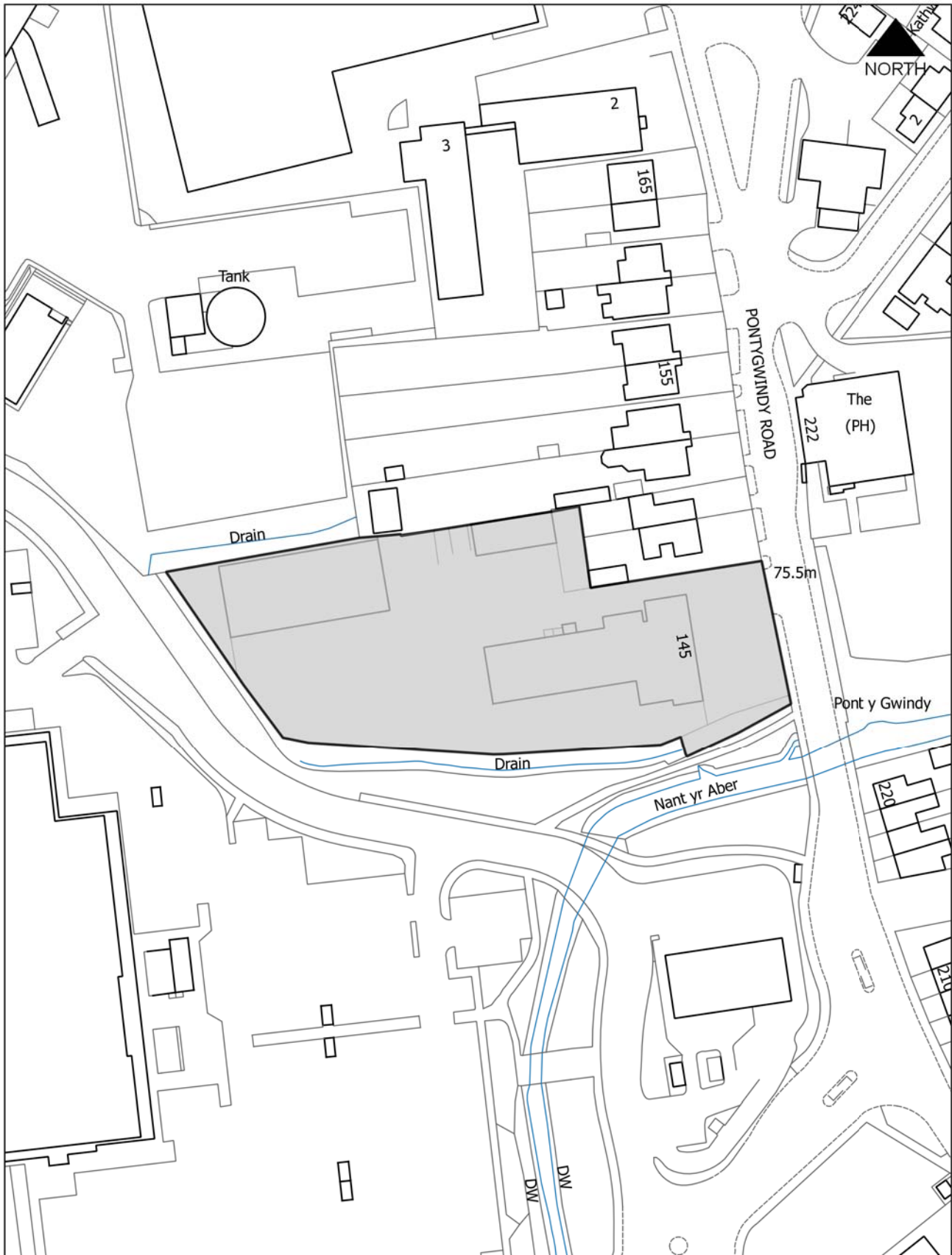
This permission is subject to the following condition(s)

- 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.
- 05) Notwithstanding the submitted plans, the area indicated for the turning of articulated lorries shall be laid out in accordance with the submitted plans and that area shall thereafter be kept clear at all times for the turning of vehicles only.
REASON: In the interests of highway safety.

Advisory Note(s)

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

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



Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0796/FULL 14.09.2017	Gallagher Developments Caerphilly Limited Gallagher House Gallagher Business Park Warwick CV34 6AF	Insert a mezzanine floor Unit 18 Gallagher Retail Park Parc Pontypany Caerphilly CF83 3GX

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Unit 18 Gallagher Retail Park, Parc Pontypany, Caerphilly.

Site description: The sites comprises Unit 18 within the western section of the Gallagher Retail Park at Crossways, Caerphilly. The retail park lies 2km north-east of Caerphilly town centre and contains B&Q, Wickes, Dreams, Currys, Halfords, Carpetright, FW Furniture, What, Tile and Bath Company, Tesco, KFC, McDonalds, Pizza Hut and Aldi, as well as a range of other uses including a gym, public house and hotel.

The retail park is an established retail destination that has been developed in phases, and the westernmost element comprises a self-contained retail park of five units in an L-shape formation fronting a dedicated surface level car park. Unit 18 is currently occupied by What and extends to 2325sq m gross floorspace. This area of the retail park is bounded by the A468 to the north, the estate access road to the east and further to the east, the wider retail park.

Development: Full planning permission is sought in respect of the insertion of a mezzanine floor within Unit 18 at Gallagher Retail Park. The mezzanine floor will accommodate offices and storage.

The application is supported by the following plans and documents: -

Site Location Plan (reference: PL_21).

Proposed Site Plan (reference: PL_23/A).

Proposed Building Plan (reference: PL_25/B).

Planning and Retail Assessment.

Cont....

Application No. 17/0796/FULL Continued

A full planning application for sub-division and external alterations (to front, side and rear elevations including creation of a new front entrance and installation of plant) to Unit 18 to create two units 18A and 18B within Use Class A1 of the Town and Country Planning (Use Classes) Order, including the sale of food and drink and other convenience and comparison goods and ancillary café from Unit 18B is subject to planning application reference 17/0797/FULL.

Dimensions: Mezzanine amounts to 423 square metres.

Existing Unit 18 = 2325sq m ground floor + 103sq m first floor + 51sq m lobby = 2479sq m.

Proposed - 2325sq m ground floor + 526sq m first floor (inc 423sq m new mezzanine) + 51sq m lobby = 2902sq m.

Materials:

Ancillary development, e.g. parking: 353 existing car parking spaces.

PLANNING HISTORY 2005 TO PRESENT

P/05/1368 - Carry out retail warehousing development with associated car parking and servicing (Phase 3). Granted 02.11.2006.

07/0168/NCC - Vary Conditions (8) and (27) and delete Condition (10) of Planning Permission P/05/1368. Granted 24.07.2007.

07/1230/NCC - Vary Condition 15 of planning permission 07/0168/NCC to amend number of parking spaces to be provided. Granted 28.01.2008.

08/1036/ADV - Erect five aluminium tray signs. Granted 31.10.2008.

08/1045/ADV - Install six poster frames. Granted 12.11.2008.

13/0025/NCC - Vary Condition 04 of planning permission 07/1230/NCC to enable up to 25 per cent of the net sales space within Unit 18 to be used for the sale of other goods not including clothing, footwear or fresh food products. Granted 14.02.2013.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within the settlement boundary, Policy CM2.2 Retail Warehouse, CM4.10 Commercial Development.

Cont....

Application No. 17/0796/FULL Continued

Policies:

SP3 Development in the Southern Connections Corridor (SCC), Policy SP6 (Place making), SP17 Promoting Commercial Development, CW2 (amenity), CW3 (Design considerations-highways), CW15 - General locational constraints, CW16 - Locational constraints - Retailing, CW17 - Locational constraints 17 - Retail warehousing.

Supplementary Planning Guidance - Town Centre Action Plan 2011 - 2016.

NATIONAL POLICY

Planning Policy Wales, 9th Edition, Chapter 10 Technical Advice Note 4 (TAN 4) Retail and Commercial Development (2016) provides guidance on the issues relevant to the consideration of this application and the preparation of impact assessments and the operation for the sequential test. It states that all applications for retail development over 2500m² gross floor space should be supported by an impact assessment providing evidence of, inter alia, whether the application has adopted a sequential approach to site selection, and the availability of alternative sites and the likely economic impacts on town and district centres, including any cumulative impact. It adds that such assessments may be required for smaller development, for instance those are likely to have a large impact on a smaller town or district centre.

Technical Advice Note 23 (TAN 23) Economic Development (2014) provides guidance on the economic development issues relevant to the consideration of this application.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection.

Strategic & Development Plans - No policy objection is raised to the proposal in this instance as the RIA sufficiently demonstrates that the sequential test has been fully applied; a quantitative need has been demonstrated; and that the impact of the development on Caerphilly Town Centre would be minimal.

Cont....

Application No. 17/0796/FULL Continued

Head Of Public Protection - No adverse comments.

CADW - No comments to make on the proposed development.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 8 neighbouring properties have been consulted.

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 planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Regulation 6(1) of the CIL Regulations (as amended) detail works that are not treated as development for the purposes of CIL liability, with 6(1c) being works carried out in respect of an existing building for which planning permission is required only because of s55(2A) of the 1990 Act. Accordingly the construction of the new internal mezzanine floor is exempt development for which there is no CIL liability.

In terms of the external alterations/sub-division application, this also does not incur a CIL charge as there is no change of use and no increase in floorspace (in fact the total gross floor area will decrease by 124sq m).

ANALYSIS

Policies:

The application has been considered in accordance with local plan policies and national planning guidance. The mezzanine is acceptable in itself on the basis of the existing use of the building. The other application for an extension of what is sold at the premises can be considered separately.

Cont....

Application No. 17/0796/FULL Continued

The main issues to consider in the determination of this application are in respect of the proposed A1 use and whether the development will comply with national and local policy, and a full report is set out under item 17/0797/FULL elsewhere on the agenda.

Policy CW16 - Locational Constraints - Retailing of the LDP states: -

Outside of the defined Principal Town Centres proposals for new retail stores or for additional retail floorspace will only be permitted where:

- The vitality and viability of nearby Principal Town Centres will not be undermined, taking into account the cumulative effects of other approved retail developments, recently completed developments and Plan commitments, and
- The proposal would not undermine the Council's retail strategy, a Town Centre Action Plan or any regeneration plans that the Council has formally approved, or
- The proposal is:
 - i A new retailing unit of 1000m² or less in size, or the change of use of such a size, and
 - ii To serve neighbourhood needs, or is ancillary to another commercial use.

The mezzanine does not constitute a new store but will extend the amount of retail space at these premises. On the basis of the current retail warehouse use of the building, it is not considered that an additional 423 sq.m of space will be contrary to Local Development Plan Policy.

Comments from Consultees: No adverse comments.

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.

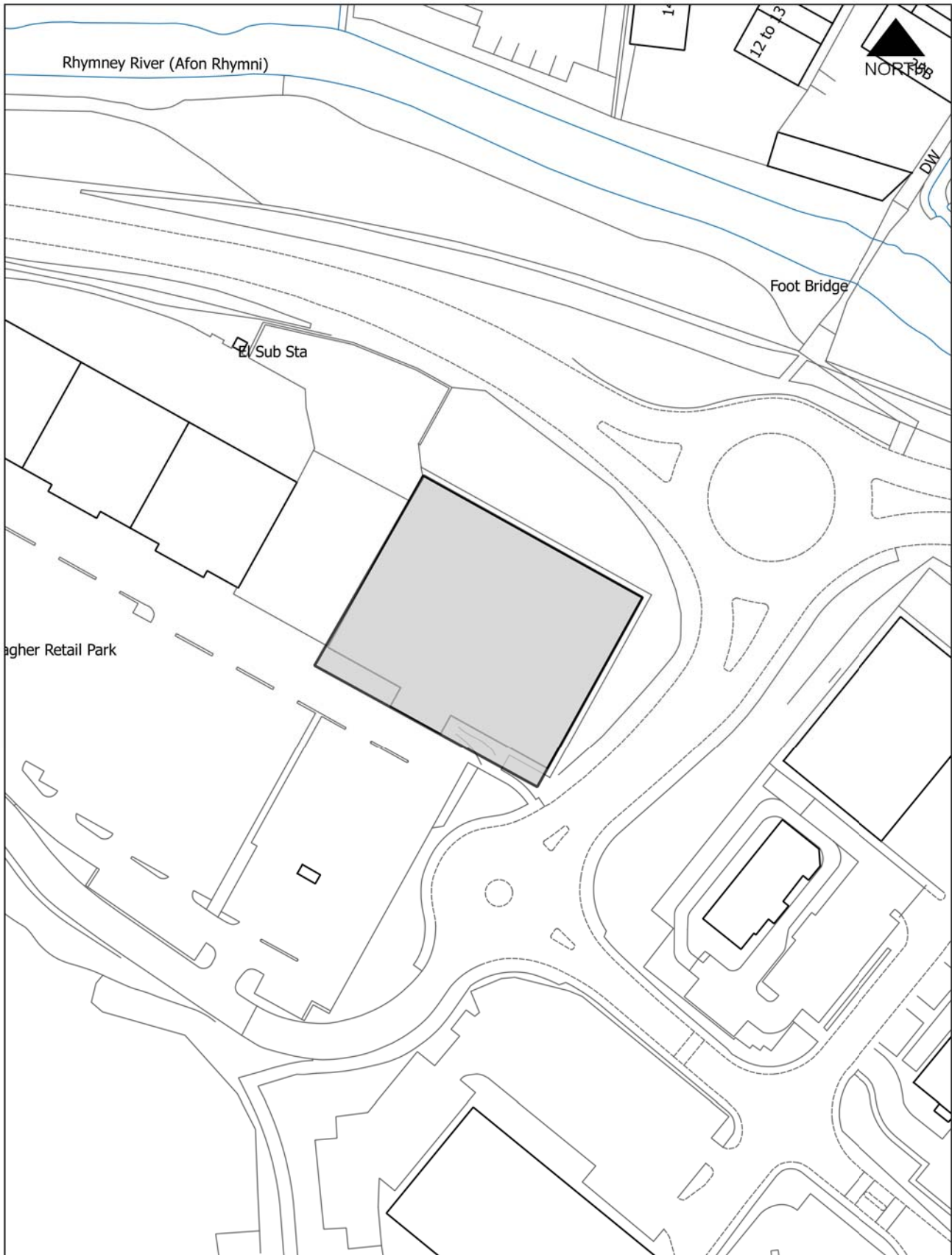
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Application No. 17/0796/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents: site location plan reference PL-21; proposed site plan reference PL-23 Rev A; proposed building plan reference PL-25 Rev B.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0797/FULL 15.09.2017	Gallagher Developments Caerphilly Ltd Gallagher House Gallagher Business Park Warwick CV34 6AF	Sub-divide and carry out external alterations to front, side and rear elevations including new front entrances and installation of plant to create two units 18A and 18B within Use Class A1, including the sale of food and drink and other convenience and comparison goods and ancillary cafe from Unit 18B Unit 18 Gallagher Retail Park Parc Pontypandy Caerphilly CF83 3GX

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Unit 18 Gallagher Retail Park, Parc Pontypandy, Caerphilly.

Site description: The sites comprises Unit 18 within the western section of the Gallagher Retail Park at Crossway, Caerphilly. The retail park lies 2km north-east of Caerphilly town centre and contains B&Q, Wickes, Dreams, Currys, Halfords, Carpetright, FW Furniture, What, Tile and Bath Company, Tesco, KFC, McDonalds, Pizza Hut and Aldi, as well as a range of other uses including a gym, public house and hotel.

The retail park is an established retail destination that has been developed in phases, and the westernmost element comprises a self-contained retail park of five units in an L-shape formation fronting a dedicated surface level car park. Unit 18 is currently occupied by What and extends to 2325sq m gross floorspace. This area of the retail park is bounded by the A468 to the north, the estate access road to the east and further to the east, the wider retail park.

Cont....

Application No. 17/0797/FULL Continued

Development: Full planning permission is sought in respect of the sub-division and external alterations (to front, side and rear elevations including creation of a new front entrance and installation of plant) to Unit 18 at Gallagher Retail Park to create two units 18A and 18B within Use Class A1 of the Town and Country Planning (Use Classes) Order, including the sale of food and drink and other convenience and comparison goods and ancillary cafe from Unit 18B.

Two separate planning applications are being submitted for works to Unit 18. These comprise the following: the one subject of this report, and a full application for insertion of a 423sq m mezzanine floor into what will be Unit 18B subject of planning application reference 17/0796/FULL.

The application is supported by a Planning and Retail Assessment prepared by RPS. In the Planning and Retail Assessment it is stated by the applicant that "Gallaghers are negotiating with a high end national multiple food retailer (along the lines of Waitrose and M&S), so it is intended that that both units should allow for open A1 use including food retail within Unit 18B, in order to accommodate the intended high quality foodstore.

"The proposed premium foodstore will replace the current tenant What who are a short term concessionary rent occupier. There may be opportunities to re-accommodate What in other units at the Retail Park and these will be explored with the retailer. The replacement of a short term occupier with a long-term key destination high quality foodstore is considered to be a catalyst to the future chances of securing occupiers in the vacant units at the retail park that have been empty since construction. This is considered to be a significant benefit to the retail park and Caerphilly as a whole as undoubtedly, empty units at the main retail park in the town (supported by an allocation) presently acts as a dissuasive factor to further retail investment in the town."

Dimensions:

The existing and proposed floorspace for each application comprises:

Sub-division/external alterations application

Existing: 2325sq m ground floor + 103sq m first floor + 51sq m lobby = 2479sq m.

Proposed: 1267sq m Unit 18A + 929sq m Unit 18B + 129sq m service corridor & internal walls + 30sq m lobbies = 2355sq m.

Mezzanine application

Existing: 2325sq m ground floor + 103sq m first floor + 51sq m lobby = 2479sq m.

Proposed: 2325sq m ground floor + 526sq m first floor (including new 423sq m mezzanine) + 51sq m lobbies = 2902sq m.

Cont....

Application No. 17/0797/FULL Continued

Materials: Roof- Coping in ultramarine blue to match existing; walls - cladding to match existing; windows - curtain wall glazing in white.

Ancillary development, e.g. parking: 353 existing car parking spaces.

PLANNING HISTORY 2005 TO PRESENT

P/05/1368 - Carry out retail warehousing development with associated car parking and servicing (Phase 3) - Granted 02.11.06.

07/0168/NCC - Vary Conditions (8) and (27) and delete Condition (10) of Planning Permission P/05/1368 -Granted 24.07.07.

07/1230/NCC - Vary Condition 15 of planning permission 07/0168/NCC to amend number of parking spaces to be provided - Granted 28.01.08.

08/1036/ADV -Erect five aluminium tray signs - Granted 31.10.08.

08/1045/ADV - Install six poster frames - Granted 12.11.08.

13/0025/NCC - Vary Condition 04 of planning permission 07/1230/NCC to enable up to 25 per cent of the net sales space within Unit 18 to be used for the sale of other goods not including clothing, footwear or fresh food products - Granted 14.02.13.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within the settlement boundary, Policy CM2.2 Retail Warehouse, CM4.10 Commercial Development.

Policies:

SP3 Development in the Southern Connections Corridor (SCC), SP6 (Place making), SP17 Promoting Commercial Development, CW2 (amenity), CW3 (Design considerations-highways), CW15 - General locational constraints, CW16 - Locational constraints - Retailing, CW17 - Locational constraints 17 - Retail warehousing.

Supplementary Planning Guidance - Town Centre Action Plan 2011 - 2016.

Cont....

Application No. 17/0797/FULL Continued

NATIONAL POLICY

Planning Policy Wales, 9th Edition, Chapter 10.

Technical Advice Note 4 (TAN 4) Retail and Commercial Development (2016) provides guidance on the issues relevant to the consideration of this application and the preparation of impact assessments and the operation of the sequential test. It states that all applications for retail development over 2500m² gross floor space should be supported by an impact assessment providing evidence of, inter alia, whether the application has adopted a sequential approach to site selection, and the availability of alternative sites and the likely economic impacts on town and district centres, including any cumulative impact. It adds that such assessments may be required for smaller development, for instance those are likely to have a large impact on a smaller town or district centre.

Technical Advice Note 23 (TAN 23) Economic Development (2014) provides guidance on the economic development issues relevant to the consideration of this application.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

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

Caerphilly Town Council - The Members had no objections to the proposed development but did have concerns about the access arrangements to the Gallagher Retail Park. In particular they felt there are highway safety issues at the roundabout junction of Bedwas Road and Newport Road and felt access to the retail park from this junction should be limited or closed. The primary means of access to the retail park should be from the roundabout on the A468 adjacent to Wickes.

CADW - No adverse comments.

Cont....

Application No. 17/0797/FULL Continued

Strategic & Development Plans - No policy objection is raised to the proposal in this instance as the RIA sufficiently demonstrates that the sequential test has been fully applied; a quantitative need has been demonstrated; and that the impact of the development on Caerphilly Town Centre would be minimal.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No adverse comments but advise that there is insufficient details to comment on food safety, or health and safety issues. The applicant is advised to contact the Council for further advice.

Senior Engineer (Land Drainage) - No adverse comments from a drainage or flood risk perspective.

ADVERTISEMENT

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

Response:

87 responses in support of the application summarised below.

Summary of observations:

A store like this is just what Caerphilly needs to revitalise its retail offering. It will bring much needed jobs. It will ensure money is spent locally rather than residents having to travel to Cardiff or Merthyr. It will encourage other large retailers to follow suit and consider Caerphilly as a location for their stores. It will offer more choice and will be beneficial to everyone individually and the community at large. It would be a huge asset to Caerphilly. Caerphilly is expanding and more quality stores are needed to encourage visitors. Hopefully it would boost trade in other shops in Caerphilly.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Regulation 6(1) of the CIL Regulations (as amended) detail works that are not treated as development for the purposes of CIL liability, with 6(1c) being works carried out in respect of an existing building for which planning permission is required only because of s55(2A) of the 1990 Act. Accordingly the construction of the new internal mezzanine floor is exempt development for which there is no CIL liability.

In terms of the external alterations/sub-division application, this also does not incur a CIL charge as there is no change of use and no increase in floorspace (in fact the total gross floor area will decrease by 124sq m).

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to consider in the determination of this application are in respect of the proposed A1 use, and whether the development will set a precedent for alternative development on Retail Warehouse Parks.

Policy CW16 -Locational Constraints - Retailing of the LDP states: -

Outside of the defined Principal Town Centres proposals for new retail stores or for additional retail floorspace will only be permitted where:

- The vitality and viability of nearby Principal Town Centres will not be undermined, taking into account the cumulative effects of other approved retail developments, recently completed developments and Plan commitments, and
- The proposal would not undermine the Council's retail strategy, a Town Centre Action Plan or any regeneration plans that the Council has formally approved, or
- The proposal is:
 - i A new retailing unit of 1000m² or less in size, or the change of use of such a size, and
 - ii To serve neighbourhood needs, or is ancillary to another commercial use

The proposal is for the subdivision of an existing retail unit into two separate units, Unit A and Unit B. Both units are over 1000m². The building is currently conditioned to be a retail warehouse with no clothes, fresh food products or footwear. Permission is sought for an open A1 retail use across both the proposed units, with Unit B in particular being occupied for the sale of food and drinks. The Total area of Unit B, including the proposed mezzanine floor is greater than 1000 m², it is therefore contrary to this policy as it is outside a defined Principal Town Centre unless it complies with the tests contained within the policy.

Cont....

Application No. 17/0797/FULL Continued

Whilst the proposal is outside the defined Principal Town Centre it will not necessarily undermine the vitality and viability of Caerphilly Town Centre as its acceptability is evidenced by its retail impact assessment and the development provides a predominantly convenience offer.

Technical Advice Note 4 (TAN 4) provides guidance on the issues relevant to the consideration of this application. TAN 4 provides guidance on the operation of the Sequential Test and the preparation of Retail Impact Assessments. All applications for retail development over 2500m² gross floor space should be supported by a retail impact assessment and evidence that the applicant has adopted the Sequential Approach in site selection and the availability of alternative sites and the likely impacts on town and district centres.

Retail Warehouse Parks have been allocated in the LDP specifically for the sale of bulky goods therefore normally, given that the proposal is contrary to the provisions for which retail parks are intended, an in-principle policy objection would be raised. However, consideration of this proposal needs to be in the context of the evolution of the retail park and the likelihood of the proposal impacting on the town centre.

This proposal involves the subdivision of an existing retail warehouse into 2 units, with an open A1 use class for a premium food retailer and an ancillary A3 use class café. There is already an established A1 Convenience retail use on Gallagher Retail Park in the form of Tesco and more recently Aldi. Further diversification has been permitted on Gallagher Retail Park with the granting of permission and subsequent development of a number of A3 Uses, including McDonalds and KFC. The scale and nature of these uses were considered unlikely to affect the vitality and viability of Caerphilly Town Centre.

Key considerations in the determination of this application include: the Sequential Test; Quantitative Need; and an Impact Assessment based upon the likely trade diversion from Caerphilly Town Centre. These issues are discussed separately as follows:-

Sequential Test

The principal assessment parameters for the sequential test are availability, suitability and viability. The applicant has submitted a retail impact assessment (RIA) to support this application, demonstrating that an assessment has been undertaken of all potential sites within or on the edge of Caerphilly town centre, which might be feasible for consideration as a sequentially preferable site. In considering sequentially preferable sites, the applicant has considered land at Park Lane, Cardiff Road, and Castle Street to Piccadilly. The application of the sequential test to these town centre sites will be discussed below.

Cont....

Application No. 17/0797/FULL Continued

Park Lane: The RIA rules out this site for a number of reasons, firstly that it is not in accordance with the LDP, secondly that the development would detrimentally impact upon the setting of Caerphilly Castle, and finally on grounds of 'suitability' where the site is not considered suitable due to the operational requirements of the retailer, reasons being that the site would be unable to provide adequate car parking in close proximity to the development and that vehicular access would be achieved via a one-way system.

The statement that a retail development in this location 'would not accord' with the LDP is not accepted and is factually incorrect. Similarly, the statement that a development of this nature would detrimentally impact upon the setting of Caerphilly Castle is not accepted as a valid reason for ruling out Park Lane as the development could be sensitively designed to mitigate against this. It is however accepted that this site would not necessarily meet the operational requirements of the retailer and as with the judgement of the Supreme Court in *Tesco Stores Limited (Appellants) v Dundee City Council (Respondents)* (Scotland) [2012] UKSC 13 where at paragraph 38 of the judgment, Lord Hope stated:

"These [sequential test] criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest doing so."

Cardiff Road: The RIA rules this site out on the basis of viability and suitability. Whilst the site could theoretically accommodate the required form of development, the site is in a significant number of different ownerships and would require the clearance of a sizeable proportion of the site to accommodate the development, this would result in significant difficulties and costs associated with assembling the site. Secondly, the site is not considered suitable in operational terms for the retailer. It is accepted that the site clearance and assembly in this location could render the development unviable.

Castle Street to Piccadilly: The RIA concludes that almost the whole site is in active use and so is not available at the present time for an alternative use, the existence of so many active businesses in a variety of ownerships suggests that the site is unlikely to become available at least in the foreseeable future. The site is also considered unsuitable in terms of viability as there would be 'major practical and financial implications arising from site assembly'. The conclusion of the RIA is accepted in this instance due to the scale of development proposed and whilst this site is in a sequentially preferable location, the 'availability' and assembly of this site could render development unviable.

The RIA adequately addresses the sequential test for this application due to the size and nature of development proposed and provides a reasoned justification as to why the three town centre sites are not suitable and rules out any further sequentially preferable sites as part of this process.

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Quantitative Need

Based upon the most recent Shopper Attitude Survey, undertaken in 2014, the primary catchment area for Caerphilly retains 90% of all convenience goods expenditure with a leakage of 10%. Whilst this is a reasonable retention rate, there remains the potential to retain more convenience expenditure within the County Borough. Asda is the most dominant store within this primary catchment area, followed by Morrisons, and Tesco at Gallagher Retail Park. Of these, only Morrisons is located within the Principal Town Centre Boundary.

The assessment of retail need accompanying this application, assumes 100% convenience trading in Unit B. However, whilst Unit B will primarily contain a convenience offer with the greatest proportion of retail floorspace dedicated to the sale of food (convenience goods), there will be an ancillary non-food offer (comparison goods) and whilst the convenience / comparison floorspace split is not specified, the suggested store format indicates that a far smaller fraction is likely to be dedicated to the sale of comparison goods. Given that Unit B is proposed to be 1352m² (including mezzanine), the scale of floorspace dedicated to comparison goods is unlikely to be significant enough to provide a sustained source of competition for stores based in the Town Centre.

On this basis it is considered that a convenience store of this scale (less than 2000sq m) can be justified in Caerphilly in terms of quantitative need.

Retail Impact

In order to determine the likely impact of the proposal on Caerphilly Town Centre it is necessary to consider the likely trade diversion that the proposed development could have. In terms of major Town Centre convenience stores, there are two located within the town, namely, Morrisons and Iceland and a number of independent convenience traders. The format and function of Morrisons and Iceland differs greatly to the format proposed. Morrisons provides a large supermarket of 5060 sq m offering a wide range of goods, whilst Iceland occupies a much smaller store of 490 sq m and offers predominantly frozen food.

The applicant has demonstrated that a premium foodstore is unlikely to generate significant trade diversion from these stores and / or the independent traders within Caerphilly Town Centre as their appeal is to a different market with an emphasis on fresh produce and pre-prepared foods and meals that are targeted at the premium end of the market, i.e. providing a different 'retail offer'. The RIA also demonstrates that the type of product offered and the limited range of goods on sale would be unlikely to divert trade from the town centre convenience retailers as the range of goods on sale would not be wide enough to satisfy a main food shopping trip. The proposed development is most likely to be used as a top-up shopping destination.

Cont....

Application No. 17/0797/FULL Continued

Technical Advice Note 23 (TAN 23) provides guidance on the economic development issues relevant to the consideration of this application.

High Level Planning Objectives are outlined in Paragraph 1.2.1 and 1.2.2 of TAN 23 which state that 'it is essential that the planning system recognises, and gives due weight to the economic benefits associated with new development' and that 'planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary.'

Paragraph 1.2.7 states that 'the principle of a sequential test in relation to town centre related uses which have direct relevance to economic land uses' should be applied when determining applications. Importantly it goes on to state: 'However, if developments in sequentially inferior locations deliver additional economic benefits, then these need to be factored into the decision making process and could result in allocations which do not conform to the sequential assessment.'

The proposed development would create 50 full time jobs, this is a material consideration.

Conclusion

On balance, the beneficial occupation of part of the retail park for a prestige Multi National Retailer in this instance could be considered to outweigh the potential adverse impact that may occur as a result of an increase in the number of such uses on Gallagher Retail Warehouse Park.

The proposal for premium retailer is a means of significantly promoting footfall and patronage to the Retail Warehouse Park, making the area more attractive to potential inward investors.

If permitted, this does not set a precedent for alternative forms of development on Retail Warehouse Parks. No policy objection is raised to the proposal in this instance as the RIA sufficiently demonstrates that the sequential test has been fully applied; a quantitative need has been demonstrated; and that the impact of the development on Caerphilly Town Centre would be minimal. However, approval of planning permission may increase the pressure for such uses in this part of the town.

Policy CW2 considers amenity and in this respect it is considered that the proposed changes to the existing building are minimal and will not have an adverse impact upon the existing building or the amenity of adjacent buildings or land. The proposed use is considered compatible with surrounding land uses and would not constrain the development of neighbouring land uses for their identified land use.

Policy CW3 considers highway implications and in this respect this Council's Group Manager (Transportation and Highways) has raised no objection to the development.

Cont....

Application No. 17/0797/FULL Continued

Comments from Consultees: No objections have been to the proposed development.

Comments from public: General support for the application.

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.

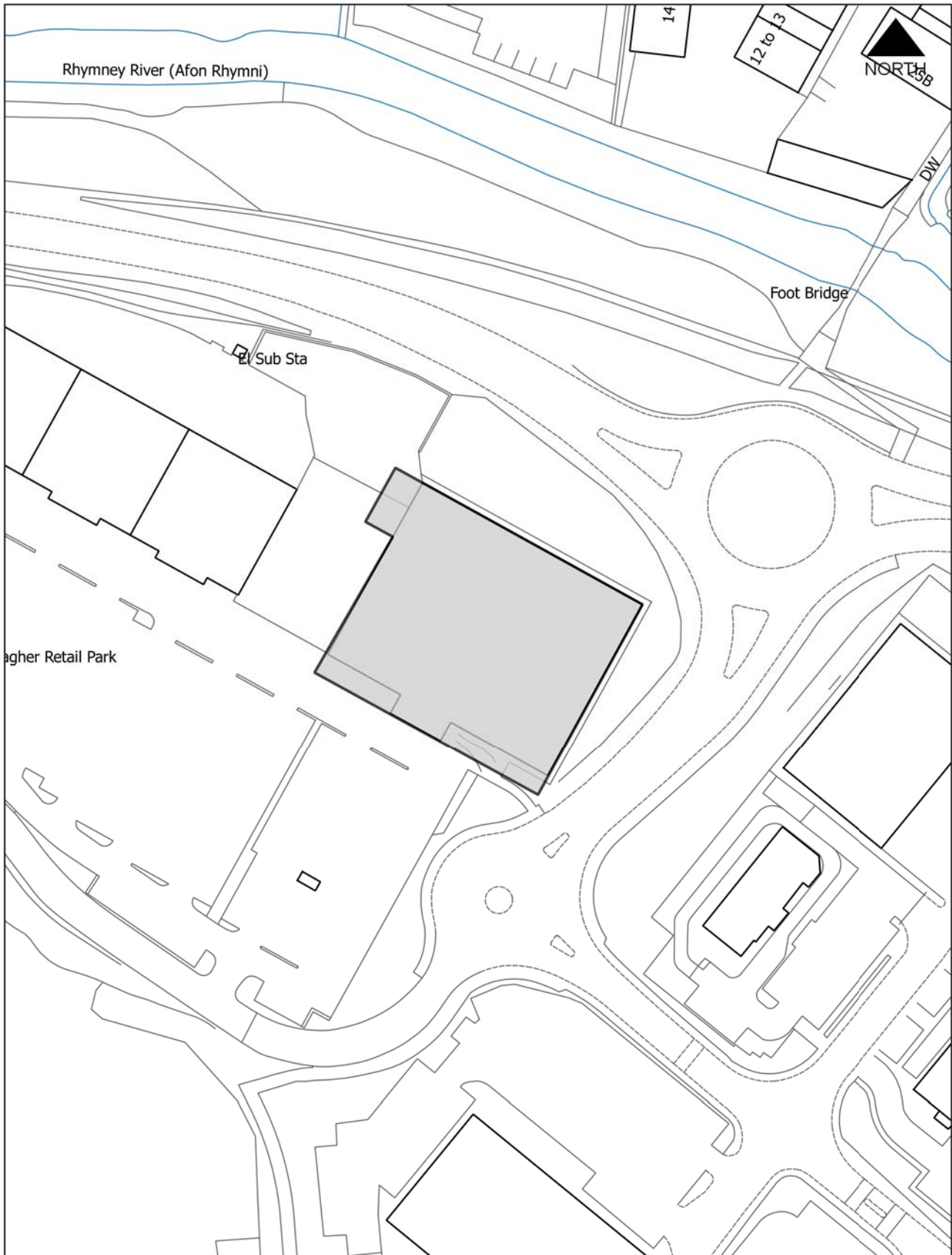
RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: site location plan reference PL-01; proposed site plan reference PL-03/B; proposed building plan reference PL-05/C; Proposed elevations drawing No.PL-07C.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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

The applicant is advised of the comments of Dwr Cymru/Welsh Water, Head of Public Protection.



Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0768/RET 09.10.2017	Mr K Lewis 54 Hengoed Road Penpedairheol CF82 8BR	Retain mixed use of premises as residential accommodation and stables for horses Stables Compound West Road Penallta Industrial Estate Penallta CF82 7SW

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is located on the western side of West Access Road, Penybryn.

Site description: The application site is an existing stable building and yard that was granted planning consent under application reference number 06/0610/FULL. The stable block is a single storey L-shaped building with a pitched and hipped roof. It encompasses four stables, a store room, shower room, tack room, dining room, kitchen and staff rest room. The building has timber clad walls with a tiled roof and it has double glazed windows. In the yard area there is a large storage shed and the yard has been surfaced in concrete.

Development: The application seeks full planning consent for the retention of the use of the building for a mixed use as residential accommodation and stables for horses. Three of the stables have been retained with the fourth being converted into a bedroom. The store has been converted into a living room with the staff rest room being used as a sitting room. Because of the overtly residential appearance of the original building there is no requirement to carry out any external alterations to the building.

Dimensions: The building has overall measurements of 17.43m by 13.58m.

Materials: As stated above.

Ancillary development, e.g. parking: None.

Cont

Application No. 17/0768/RET Continued

PLANNING HISTORY 2005 TO PRESENT

06/0610/FULL - Erect stables - Granted 19/02/07.

10/0313/RET - Retain shed - Granted 28.06.10.

POLICY

Local Development Plan: Outside settlement limits and within the Gelligaer, Penybryn and Penpedairheol Green Wedge.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) and SI1.12 (Gelligaer, Penybryn and Penpedairheol Green Wedge).

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

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not applicable.

Cont....

Application No. 17/0768/RET Continued

CONSULTATION

No comments received at time of report preparation.

ADVERTISEMENT

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

Response: At the time of writing this report no objections had been received. Any objections received prior to committee will be reported orally to members.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No, because the building has been in lawful use for more than 6 months in the last 36 months it is exempt from CIL.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. As this structure is outside of the defined settlement limits the application needs to be considered against Policy CW20 of the Local Development Plan. Criterion B of the Policy states:-
A conversion is justified by demonstrating that:

- i The building is not makeshift in nature and is of permanent, substantial construction, and
- ii The building is structurally sound and capable of conversion or rehabilitation without major alteration or reconstruction
- iii The building is capable of accommodating the proposed use without materially changing its existing character
- iv The development does not result in the domestication or urbanisation of an otherwise rural setting or the unacceptable loss of undeveloped countryside.

Cont....

Application No. 17/0768/RET Continued

The application will be considered against each of these criteria below:-

The building is a permanent structure constructed in concrete block and clad in timber. It has a substantial modern tiled roof, double glazed windows and wooden doors. In that regard it is not considered that the building is makeshift in nature and as such it complies with criterion i.

As stated previously, the building is already of an overtly residential appearance with a number of domestic features and materials having been used. There would be no external alterations to the building and as such the building is easily capable of conversion without having to alter its appearance and in that regard the proposal complies with criterion ii.

A degree of residential use has been carried out from the premises for a number of years and this application only seeks to retain that use, whereby the use of two of the rooms within the building has been changed from that approved to residential purposes. As such approval of this application would not affect the character of the host building and as such the application complies with criterion iii.

As stated above the building and yard are already in use for the mixed use purpose proposed. There is an existing concreted yard around the building and there is a rendered wall with railings to the front boundary of the site and a detached shed in the yard area. The building and yard already have an overtly residential character and conditions can be attached to any consent granted to prevent the erection of any further urbanising structures. It should also be noted that whilst the site is outside of the defined settlement limits and within a green wedge it is actually situated adjacent to a large dwelling and camper van conversion operator's premises at the former Cefn Llwynau Public House, and it is also situated adjacent to the access road to Penallta Industrial Estate. The land opposite the site is also allocated for housing in the Local Development Plan and as such it is not considered that the site is completely divorced from the main settlement. In that regard it is not considered that approval of this application would lead to the urbanisation of an otherwise rural setting or the unacceptable loss of undeveloped countryside and as such the proposal complies with criterion iv.

Green wedges maintain open spaces between and within urban areas and settlements to present coalescence. At this location the green wedge separates the industrial estate Penybryn and Gelligaer and is important to retain the integrity of the residential environment separate from employment and industrial uses. The application site is at the southern end of the wedge, close to the neighbouring and does not prejudice the purpose of the green wedge.

Cont....

Application No. 17/0768/RET Continued

There would be no detrimental impact on residential or visual amenity and no impact on highway safety and as such the proposal complies with Polies CW2 and CW3 of the Local Development Plan. Whilst Policy SP5 seeks to prevent unacceptable development outside of the defined settlement limits, it is considered for the reasons given above that this proposal would not be unacceptable in planning terms and as such the proposal complies with criterion A of that Policy which states that material considerations should be taken into account.

Comments from Consultees: No objections raised.

Comments from public: None at the time of writing the report.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of suitably worded 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 shall be carried out in accordance with the following approved plans and documents: Site Location Plan, 17/08/01 and Site Layout Plan.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Within one month of the date of this consent 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 within two months of the date of approval of the details.
REASON: To ensure the development is served by an appropriate means of drainage.
- 03) Within one month of the date of this consent a scheme for the provision of two parking spaces within the curtilage of the property shall be submitted for the written approval of the Local Planning Authority. The approved details shall be implemented within two months of the date of their approval.
REASON: In the interests of highway safety.

Cont....

Application No. 17/0768/RET Continued

- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no 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.
- 06) 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 enlargement to the building subject of this consent consisting of an addition to or alteration to its roof shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of visual amenity.
- 07) 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 building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of visual amenity.
- 08) 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, no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted without the approval of the Local Planning Authority other than those indicated on the approved plans.
REASON: To retain the open character of the development in the interests of visual amenity.
- 09) Prior to the first use of the stables hereby approved a scheme for the storage of foodstuffs, and the storage and disposal of waste and manure shall be implemented in accordance with details that shall be agreed in writing with the Local Planning Authority.
REASON: To prevent pollution.

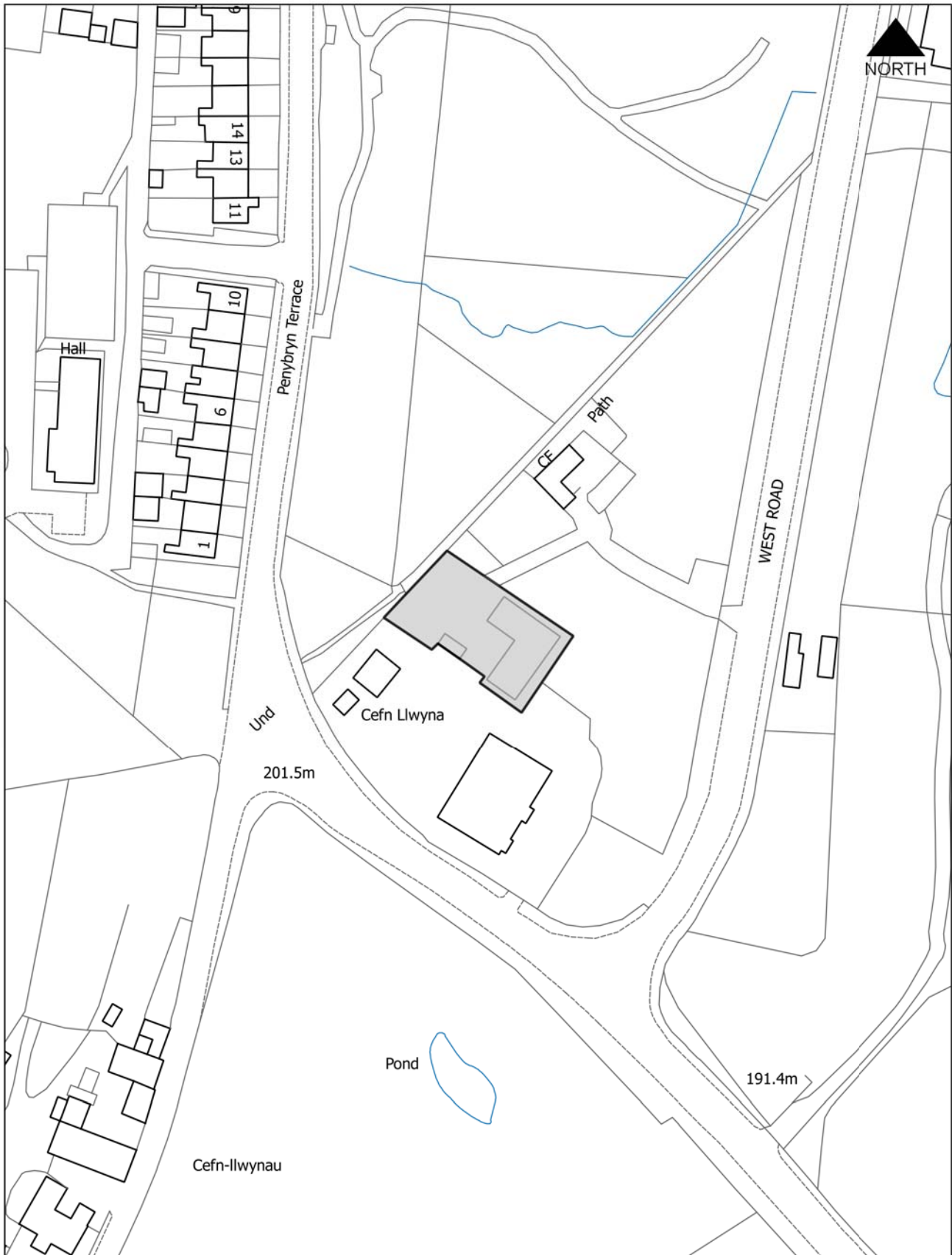
Cont....

Application No. 17/0768/RET Continued

- 10) 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 details of which shall be agreed with the Local Planning Authority within one month of the date of this consent. The approved collection areas shall be completed within one month of the date of this approval and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

Advisory Note(s)

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



Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0761/COU 22.09.2017	Catch 22 Charity Ltd Mr R Chohan 27 Pear Tree Street London EC1V 3AG	Change the use from offices to non-residential education and training centre (Use class D1) Castle House Southern Street Caerphilly CF83 1LH

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Castle House, Southern Street, Caerphilly, CF83 1LH

Site description: The building is located on Southern Street to the north of Van Road behind a row of terrace dwellings bounded on the southern side by a lane which runs across the rear boundary of those terrace dwellings. To the north and east is an area of woodland, to the west is Southern Street with the side boundary of number 1 Southern Street, an end of terrace dwelling, across the road. Southern Street itself runs in a northerly direction past the frontage to the application property and then turns north-west with more terrace dwellings beyond.

Development: Change the use from offices to non-residential education and training centre (Use class D1)

Dimensions: The building is 'L' shaped in plan with a footprint approximately 12m long at its longest side by 9.5m at its widest point and has floorspace provided over three floors.

Materials: The building has red brick walls and concrete roof tiles.

Ancillary development, e.g. parking: Small courtyard parking area to the northern side accessed from southern street.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 17/0761/COU Continued

POLICY

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

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

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

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

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

Caerphilly Town Council - Request application is considered at Planning Committee as they are aware of local concerns about the purpose of the change of use.

Dwr Cymru - No objections.

CADW - No objection.

Transportation Engineering Manager - No objection.

ADVERTISEMENT

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

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

Summary of observations: None.

Cont....

Application No. 17/0761/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?

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not liable.

ANALYSIS

Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application is being reported to Planning Committee as the Town Council has requested that members consider the application and have stated that they are aware of local concerns about the purpose of the change of use.

The application property is a detached building located on Southern Street, north of Van Road and it is understood that the building has previously been used for office use including Careers Wales and private business office use. The applicant has indicated within the application details that the proposal is to use the building as a non-residential education and training centre for students to study for nationally recognised qualifications. The stated hours would be from 9am until 5pm Mondays to Friday with anticipated number of students stated as 12 students.

The submitted proposed floor plans show the following proposed layout:

Lower Ground Floor

- Classroom
- Disabled Toilet/Sick Room
- Art, Craft and Cookery Classroom

Cont....

Application No. 17/0761/COU Continued

Ground Floor

- Office
- Kitchen
- Student Common Room
- Toilet facilities

First Floor

- Classroom
- 1-2-1 Room/Meeting Room.

It is noted that the building has a small courtyard area suitable for parking a limited number of vehicles (circa 5 vehicles) and Southern Street is a one way street. The number of students indicated by the applicant is relatively low (12 students) and the building is not immediately abutted by residential properties although there are residential properties in relatively close proximity. At the time of writing this report, notwithstanding the comments from the Town Council of local concerns, no other representations have been made to the planning application. It is however considered prudent to restrict the operation of the use to normal working hours (9am-5.30pm Monday to Friday) which is consistent with the hours indicated within the application details, to protect the amenity of occupiers of residential properties in the vicinity of the site. It is also considered appropriate to restrict the Class D1 use to the specific use sought of training and educational purposes, noting the location of the application property within a predominately residential area. This restriction of Permitted Development Rights prohibiting changes to other uses contained within the same Use class would afford the Local Planning Authority the opportunity to consider the impacts of other uses within the same use class on surrounding residents if this was sought in the future.

The development is considered acceptable in its use and impact on surrounding occupiers of residential properties and it is recommended for approval accordingly.

Comments from Consultees:

The comments of Dwr Cymru will be provided to the applicant as advice.

Comments from public: None.

Cont....

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

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, received 04.09.17;
 - Block Plan, received 04.09.17;
 - Proposed Lower Ground Floor plan, drawing reference BEP/FP/001, received 22.09.17;
 - Proposed Ground Floor plan, drawing reference BEP/FP/002, received 22.09.17;
 - Proposed First Floor plan, drawing reference BEP/FP/003, received 22.09.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The premises shall be used for non-residential education and training centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) without the approval of the Local Planning Authority.
REASON: In the interests of highway safety and residential amenity.
- 04) The use hereby permitted shall not be open for educational or training purposes outside the following times:
Monday to Friday 9am to 5.30pm
REASON: In the interests of residential amenity.

Cont....

Application No. 17/0761/COU Continued

Advisory Note(s)

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

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

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

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



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Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0716/FULL 25.09.2017	Ms E Tucker 54 Pandy Road Bedwas Caerphilly CF83 8EJ	Erect first floor rear extension 54 Pandy Road Bedwas Caerphilly CF83 8EJ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 54 Pandy Road, Bedwas, Caerphilly, CF83 8EJ

Site Description: End of Terrace Dwelling. To the east is the attached neighbouring property 52 Pandy Road, north-west is a side access lane with detached property 20 Lon Yr Ysgol. North-east is a rear access lane with Bedwas Infant School beyond. To the south is Pandy Road.

Development: Erect first floor rear extension to provide third bedroom.

Dimensions: The extension would be 2.5 metres long by 3.5m wide but due to angled side wall the extension narrows to 2.9m at far end. The overall height of the extension 7.2m.

Materials: Walls: Painted Cement render Roof: Concrete roof tiles to match existing dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

13/0458/FULL - Repoint wall and extend by 1.4 metres - Granted 14.08.13.

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).

Cont....

Application No. 17/0716/FULL Continued

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

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

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

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

Cont....

Application No. 17/0716/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies:

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

The application property (no.54) is an end of terrace fronting onto Pandy Road. It has an original two storey rear projection which has a party wall with the neighbouring property (no. 52) and together they form a rear gable. At present there are single storey monopitch projections on each of these properties projecting beyond the two storey element. The properties benefit from relatively narrow but long (circa 50m) rear garden areas.

The proposed first floor extension will be constructed above the existing monopitch kitchen element and will continue the ridge height of the original two storey projection but this new element will have a monopitch roof pitched to match the existing roof slope. The extension incorporates a wall to the side elevation with the neighbouring terrace dwelling which angles away from the common boundary to reduce the impact of the extension on existing fenestration on the rear of number 52 Pandy Road.

The design of the extension has been considered. It is noted that there are several two storey extensions on terrace properties within the same row which extend beyond the length of the extension proposed by this application. Those existing extensions differ in respect of their roof forms which include a pitched roof lower than the original two elements whereas the extension proposed by this application would continue the existing roof line. It is considered on balance that the proposed design is acceptable according with Policy SP6 (Placemaking).

The impact on neighbour amenity is acceptable in terms of light and outlook. The extension contains an angled element which will acceptably mitigate the increase in length at first floor level for the fenestration in the rear elevation of number 52 the adjacent terrace property. The original submission included a side window to the proposed bedroom however this would have allowed almost direct views to the existing fenestration of number 20 Lon Y Ysgol which were deemed could harm privacy, it was agreed with the agent that this window be removed to protect the existing levels of privacy enjoyed by the occupiers of that property.

Cont....

Application No. 17/0716/FULL Continued

A planning condition is proposed to restrict permitted development rights for new windows openings to afford the Local Planning Authority the opportunity to consider the implications on neighbour amenity for any future proposed window openings. It is considered that the development would accord with Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

The development is considered acceptable and is recommended for approval accordingly.

Comments from Consultees: None.

Comments from public: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Proposed Floorplans and Elevations, drawing reference AL 00 001 revision B, received 15.09.17.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.

Cont....

Advisory Note(s)

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

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

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

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

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

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, SP6.

Cont....

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

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



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Agenda Item 13

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0792/FULL 27.09.2017	DC Payments Ms L Norton 155 Milton Park Brook Drive Oxfordshire OX14 4SD	Install externally illuminated ATM 64-66 Cardiff Road Caerphilly CF83 1JQ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 64-66 Cardiff Road, Caerphilly, CF83 1JQ

Site description: Double fronted business premises on Cardiff Road, Caerphilly. The premises house "Smart Money Cymru Credit Union". To the northern side is the adjacent unit 62 Cardiff Road housing Caerphilly Police Station. To the southern side is the double fronted unit (68-70 Cardiff Road) occupied by Shaws the Drapers. To the west are other ground floor business units along Cardiff Road with some residential at first floor. To the east at the rear of the commercial units are the rear access and curtilages to residential properties on Broomfield Street.

Development: Installation of Automatic Teller Machine (ATM).

Dimensions: Cash machine aperture within shopfront 1.2m high by 0.85m wide and ATM footprint of approximately 1.5m by 1m.

Materials: Metal and Plastic.

Ancillary development, e.g. parking: Alteration to shopfront to facilitate installation of ATM.

PLANNING HISTORY 2005 TO PRESENT

06/0107/COU - Change the use to include Class A2 - to be used as an Estate Agency - Granted 05.10.06.

12/0741/COU - Change use from A1 (shops) to A2 (financial and professional services) and associated external works - Granted 04.12.12.

13/0261/FULL - Provide external alterations including new shop front - Granted 03.06.13.

17/0793/ADV - Illuminated ATM – Not Yet Determined

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Cont....

Application No. 17/0792/FULL Continued

POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE

LDP12 - Shopfronts and Advertisements.

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 not a consideration in this case due to the scale of the scheme.

CONSULTATION

CADW - No comments to make on the proposed development.

Transportation Engineering Manager - No objection and recommends conditions in relation to the form of illumination of the advertisement.

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 8 nearby properties.

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

Summary of observations: None.

Cont....

Application No. 17/0792/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is not chargeable as no additional internal floorspace is created.

ANALYSIS

Policies:

This planning application and a partner application for advertisement consent (17/0793/ADV) are being reported to Planning Committee as an employee of the Authority is a director of the Smart Money Cymru Credit Union.

The Automatic Teller Machine (ATM) is installed in the shopfront of the Credit Union building fronting Cardiff Road. It is located within the defined Town centre boundary on one of the main shopping streets within Caerphilly and the ATM is ancillary to the existing consented use as a Financial Service. It is considered that the alterations to the shopfront and installation of the ATM is acceptable in terms of its scale, design and appearance according with adopted Local Development Plan Policy SP6 (Placemaking).

The location of the ATM in an existing business offering financial services which is located within the defined town centre area is considered an appropriate facility which will have an acceptable impact on occupiers of nearby business and residential properties. The unit is located on a main shopping street with car parking bays, in a locality well served by public transport and it is considered that the development has no detrimental impact on the safe, effective and efficient use of the transportation network according with adopted Local Development Plan Policy CW3 (Highways).

Comments from Consultees:

The Highway Authority has offered no objections to the application. The proposed conditions on illumination have been attached to the partner advertisement consent application.

Cont....

Application No. 17/0792/FULL Continued

Comments from public: None.

Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
- Block Plan, drawing reference 2251 revision A, received 11.10.17;
 - Proposed Plans and Elevations, drawing reference 2251-01 revision A, received 11.10.17;
 - ATM advertisement collar specification sheet, received 12.09.17.
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
-



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Agenda Item 14

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0793/ADV 27.09.2017	DC Payments Ms L Norton 155 Milton Park Brook Drive Oxfordshire OX14 4SD	Install externally illuminated ATM 64-66 Cardiff Road Caerphilly CF83 1JQ

APPLICATION TYPE: Application to Display Adverts

SITE AND DEVELOPMENT

Location: 64-66 Cardiff Road, Caerphilly, CF83 1JQ

Site description: Double fronted business premises on Cardiff Road, Caerphilly. The premises house "Smart Money Cymru Credit Union". To the northern side is the adjacent unit 62 Cardiff Road housing Caerphilly Police Station. To the southern side is the double fronted unit (68-70 Cardiff Road) occupied by Shaws the Drapers. To the west are other ground floor business units along Cardiff Road with some residential at first floor. To the east at the rear of the commercial units are the rear access and curtilages to residential properties on Broomfield Street.

Development: Install externally illuminated Automatic Teller Machine.

Dimensions: ATM advertisement collar: 1.15m by 0.85m with a depth of 0.08m.

Materials: Injected moulded plastic.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

06/0107/COU - Change the use to include Class A2 - to be used as an Estate Agency - Granted 05.10.06.

12/0741/COU - Change use from A1 (shops) to A2 (financial and professional services) and associated external works - Granted 04.12.12.

13/0261/FULL - Provide external alterations including new shop front - Granted 03.06.13.

17/0792/FULL - Install externally illuminated ATM - Not yet determined.

Cont....

Application No. 17/0793/ADV Continued

POLICY

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

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

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

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? This application is for an advertisement where such conditions would not apply.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions in relation to the illumination of the advertisement.

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 8 nearby properties.

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

Summary of observations: None.

Cont....

Application No. 17/0793/ADV Continued

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is not chargeable as no additional internal floorspace is created.

ANALYSIS

Policies:

This advertisement consent application and a partner application for planning consent (17/0792/FULL) are being reported to Planning Committee as an employee of the Authority is a director of the Smart Money Cymru Credit Union.

The advertisement sought consent for is the Automatic Teller Machine advertisement surround which is an internally illuminated advertisement which incorporates white lettering stating "Free Cash Withdrawals" under a downwards pointing arrow head. It was noted upon visiting the site that the advertisement had been installed.

Advertisement applications are considered under the Town and Country Planning (Control Of Advertisement) Regulations 1992. These regulations require any proposal to be considered on the grounds of amenity and public safety.

The proposed signage is considered acceptable in its design and form being located on business premises situated within the defined Town Centre of Caerphilly. It is proposed that conditions are attached restricting the level of illumination to ensure the development does not unacceptably impact on the amenity of nearby residential occupiers and also in relation to the safety of highway users particularly noting the proximity of the advertisement to Cardiff Road which is a well used highway within the town centre.

Cont....

Application No. 17/0793/ADV Continued

Comments from Consultees:

The Highway Authority requested conditions in relation to illumination which have been included within the resolution.

Comments from public: None.

Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The advertisements hereby granted consent shall be displayed in accordance with the following plans and details:
 - Block Plan, drawing reference 2251 revision A, received 11.10.17;
 - Proposed Plans and Elevations, drawing reference 2251-01 revision A, received 11.10.17;
 - ATM advertisement collar specification sheet, received 12.09.17;(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.
 - 02) No source of illumination shall be directly visible from any part of an adjacent highway.
REASON: In the interests of highway safety.
 - 03) The standard of illumination shall be such that no undue glare or distraction is occasioned to highway users.
REASON: In the interests of highway safety.
-



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Agenda Item 15

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0703/FULL 31.08.2017	Mr & Mrs M Evans 31 Gelli'r Felin Caerphilly CF83 2LF	Erect single and double storey rear extensions 31 Gelli'r Felin Caerphilly CF83 2LF

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 31 Gelli'r Felin, Caerphilly, CF83 2LF

Site Description: The application property is a detached dwelling located to the western end of Gelli'r Felin. To the north-east is the adjacent detached property (32 Gelli'r Felin) and to the south-west beyond an intervening pedestrian access path is number 30 Gelli'r Felin. The application property fronts south-east onto Gelli'r Felin and to the rear (north-west) the land steps up to an embankment with the A468 road beyond at a higher level behind tree screening.

Development: Erect single and double storey rear extensions. The extension will provide a new living/dining area on the ground floor and will enlarge two existing bedrooms on the first floor.

Dimensions:

Two storey extension: 2.9m long by 6.2m wide with an overall height of 5.6m
Single storey element: Projects a further 0.2m beyond the two storey element (total length 3.1m) with a width of 7.9m (projecting 0.75m beyond the two storey element on the north-east side and 0.9m beyond the two storey element on the south-west side). The height of the single storey element is 2.9m with a flat roof.

Materials: Walls: Painted smooth render
Roof: Dark Grey fibreglass or rubber.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

NONE.

Cont....

Application No. 17/0703/FULL Continued

POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

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

Response: One objection has been received.

Summary of observations:

- Loss of sunlight into Conservatory and patio area due to size of extension and orientation.
- Devaluing our home.

Cont....

Application No. 17/0703/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable?

The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application is being reported to Planning Committee as the applicant is an employee of the Authority.

The application property is a detached dwelling, however being located on a relatively new build housing estate the neighbouring detached dwelling to the north-east (number 32) is in close proximity.

The proposed development has a single storey element which extends to the existing side walls of the house with a height of 2.9m to a flat roof. A first floor element on top of this structure is stepped in from the side wall of the application property by 0.7m on the north-east side closest to the objector. The ridge height of the first floor element at 5.6m is approximately 0.6m above the existing eave height of the main roof and approximately 1.7m below the main roof ridge height.

The design of the extension whose first floor element has a pitched roof and is lower than the main dwelling roof is considered acceptable according with adopted Local Development Plan Policy SP6 (Placemaking).

Cont....

The impact on neighbour amenity has been considered. The neighbouring property to the north-east (number 32 Gell'r Felin) have objected to the application on the grounds of loss of light. The application property and the objector's property have their rear elevations facing north-west with the land behind the rear curtilage areas sloping upwards with large trees present. The objector's property is to the north-east of the applicant's property and they have a conservatory and patio area to the rear. The proposed extension has its first floor element stepped off the side of the dwelling by 0.7m, the pitched roof of the extension is relatively low at 5.6m with a shallow pitch and the overall length of the first floor element is less than 3m. The applicant would have a fall-back position in relation to permitted development rights in which a single storey extension could be constructed with a monopitch roof with a height of up to 4m, could extend for a distance of up to 4m from the rear wall of the dwelling as long as the roof height reduced to no more than 3m at the eaves. In this respect although the proposed extension is higher it extends less far and the first floor element is stepped away from the boundary and the main ridge is over 3.5m away from the existing side wall closest to the objector's properties. It is considered that on balance the proposed extension would not cause such additional impact on light or overshadowing to the existing fenestration, conservatory and patio area of number 32 Gell'r Felin, over that which could occur on an extension constructed under permitted development rights to warrant refusal of the application on this basis.

To the south-west the nearest neighbour is number 30 Gell'r Felin and there is an intervening urban path between the two properties. It is not considered that the amenity of the occupants of number 30 Gell'r Felin will be unacceptably impacted by the development.

The development is considered to have an acceptable design and impact on neighbour amenity according with Policy CW2 (Amenity). It is recommended for approval accordingly.

Comments from Consultees: None.

Comments from public:

- Loss of sunlight into Conservatory and patio area due to orientation
The proposed extension has its first floor element stepped away from the common boundary and has a first floor projection of 2.9m and ridge height of 5.6m. The orientation of the applicant's and objector's properties are noted however noting the step from the common boundary, overall length and the pitched roof form with the highest part of the extension in excess of 1.5m below the ridge height of the main dwelling it is not considered that the impact would be overbearing on the neighbouring property nor that loss of light or overshadowing would be so severe to warrant refusal of the application on these grounds.

- Devaluing our home.

Devaluation is not a material planning consideration.

Cont....

Application No. 17/0703/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:
 - Proposed Floorplans, drawing reference PP/200, received 14.08.17;
 - Proposed Elevations, drawing reference PP/400, received 14.08.17;
 - Site Location Plan, received 14.08.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

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

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

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

Cont....

Application No. 17/0703/FULL Continued

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

The 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.



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Agenda Item 16

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0794/RM 26.09.2017	Mr S Cronk Unit 1 Prince Of Wales Trading Estate Abercarn Newport	Approve the matters of access, appearance, landscaping, layout and scale reserved under outline planning permission 16/0501/OUT for the erection of four residential properties and associated works Land At Cae Nant Gledyr Caerphilly CF83 2BB

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the western of side of Cae Nant Gledyr and to the east of Sword Hill.

Site description: The application site is a triangular shaped parcel of open amenity space within an established residential area. The site is grassed and is located adjacent to the road serving Cae Nant Gledyr. There is a belt of mature trees on the southern and western boundaries of the site and these boundaries slope up from the site to the dwellings at Sword Hill. The site to the north narrows to a point where the western boundary meets the road.

Development: The application seeks reserved matters consent in respect of access, appearance, landscaping, layout and scale for residential development on the southern part of the open space area, consisting of the erection of four dwellings.

The proposal is set out in a linear fashion along the southern edge of the open space area with plots 1 to 3 facing north and plot 4 being at approximately 90 degrees to that. The dwellings would be directly opposite numbers 20 and 22 Cae Nant Gledyr.

The access would be from a new private drive off the hammer head directly in front of number 20 Cae Nant Gledyr. Parking for each of the dwellings will be provided in integral garages and on drives to the front of the dwellings with lawned gardens to the front and rear.

Cont....

Application No. 17/0794/RM Continued

Each dwelling is a two storey four bedroom property with an integral garage, living room, dining room, kitchen and utility room on the ground floor. The dwellings will be finished in a mixture of face brickwork and render with a tiled roof in keeping with the other properties in the area.

Dimensions: Each dwelling measures 9m by 10.35m by 8.1m high.

Materials: As stated.

Ancillary development, e.g. parking: As stated.

PLANNING HISTORY 2005 TO PRESENT

16/0501/OUT - Erect 4 residential properties and associated works - Granted - 15.09.16.

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.

Supplementary Planning Guidance LDP6 – Building Better Places to Live.

Supplementary Planning Guidance LDP 8 Protection of Open Space gives advice in how to carry out open space assessments.

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.

Cont....

Application No. 17/0794/RM Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No Objection.

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

Senior Engineer (Land Drainage) - Requires the submission of a drainage scheme prior to the commencement of works on site.

CCBC Housing Enabling Officer - No objection.

ADVERTISEMENT

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

Response: 2 letters of objection have been received.

Summary of observations: The one letter is an objection on the grounds that the application site is on contaminated ground. The other letter objects to the loss of the open space.

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.

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.

Is this development Community Infrastructure Levy liable? Yes. Based on a total floor area of 54.6 square metres per dwelling a total CIL amount of £24,736 is payable unless exemptions such as self-build are claimed.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. As this application seeks approval for reserved matters and there is an existing extant outline planning consent in place the principle of development has already been established. In that regard the only issues that can be considered here are the reserved matters of access, appearance, landscaping, layout and scale which are considered in turn below:-

With regard to access a new private drive is proposed to serve the four dwellings. This access has been considered by the Transportation Engineering Manager and no objection has been raised subject to the imposition of conditions. In that regard the access is considered to be acceptable and accords with Policy CW3 of the Local Development Plan.

In respect of appearance the proposed dwellings have been designed to be in keeping with the style and character of the existing houses in the area and as such this is considered to be acceptable.

Limited landscaping has been provided as part of the scheme but this is not inconsistent with the other houses in the area. The majority of the gardens to the dwellings are to be lawned and this is not considered to be unacceptable in this urban context. The major concern with this site is its proximity to the landscaped bund to the south and conditions have been imposed on the outline consent to control any works in that regard. As a result it is considered that the proposal is considered to be acceptable in terms of landscaping.

In terms of layout it is noted that the parking for each of the dwellings is proposed to be to the front of each property. Whilst this is not in accordance with current thinking on this matter, which seeks to locate parking away from site frontages, it is not out of keeping with the parking on the rest of this estate. Moreover, given the extensive amount of grassed area surrounding each of these parking areas it is not felt that the proposal appears as over dominated by the car. In that regard it is felt that the proposal is acceptable in terms of layout.

Cont....

Application No. 17/0794/RM Continued

Finally with regard to scale it is considered that the dwellings and the site are in keeping with the scale and character of other houses on the site and as such the proposal is acceptable in that regard.

In respect of appearance, landscaping, layout and scale it is considered that the proposal complies with Policy CW2 of the Local Development Plan.

Comments from Consultees: No objections raised.

Comments from public: As stated above this is a reserved matters application and as such the objections raised are not pertinent to the determination of this application. However, each of these issues will be considered in turn below:-

With regard to the loss of the open space it should be noted that this area is covered by Policy CW7 of the Local Development Plan and also SPG LDP 8 Protection of Open Spaces. The latter document states that where applications propose to develop existing areas of open amenity space an open space assessment should be used to determine whether sufficient open space would remain in the area. Sufficient open space is defined as being 3ha within a 0.5km radius of the application site. It should be noted here that the application site is part of a wider corridor of open space and amenity land including footpaths, a playing field and an equipped playground. Excluding the application site the area of open space that would remain if the proposal would be approved would be well in excess of the required 3ha and in that regard it is considered that adequate amenity space would be retained.

The Policy and the SPG also requires an assessment of the importance of the open space as a recreational resource or an area of visual amenity and in that regard it is considered that whilst the land may have a high visual amenity value it has a low value as a recreational resource. This is not to say that it is not used for recreational purposes but such use would be informal and infrequent. In any event the application only proposes the loss of a relatively small area of land at the edge of the open space with the footpath passing the site being retained. Therefore it is considered that the loss of the open space would not be unacceptable in planning terms and complies with Policy CW7 of the Local Development Plan.

It is accepted that the application site is located adjacent to a former refuse tip and that there may be potential for contamination of the underlying land. This issue has been considered by the Council's Environmental Health Officers and they have raised no objection subject to the submission of a scheme that identifies any potential contamination and suggests any mitigation measures to deal with it. The matter has been addressed by a condition attached to the outline consent. It should also be noted that the majority of the houses surrounding the application site have also been built on the remediated former refuse tip.

Cont....

Application No. 17/0794/RM Continued

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) Notwithstanding this approval, all other conditions on planning permission 16/0501/OUT shall remain in force and effect in relation to the development hereby approved unless expressly varied or discharged by the Local Planning Authority.
REASON: For the avoidance of doubt that the conditions contained in the Outline Planning Application reference number 16/0501/OUT are still applicable.
- 02) The development shall be carried out in accordance with the following approved plans and documents: SC/01A, SC02 and SC03.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The proposed shared private driveway shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and be completed prior to beneficial occupation of the development first commencing.
REASON: In the interests of highway safety.
- 04) 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 garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
REASON: In the interests of highway safety.

Cont....

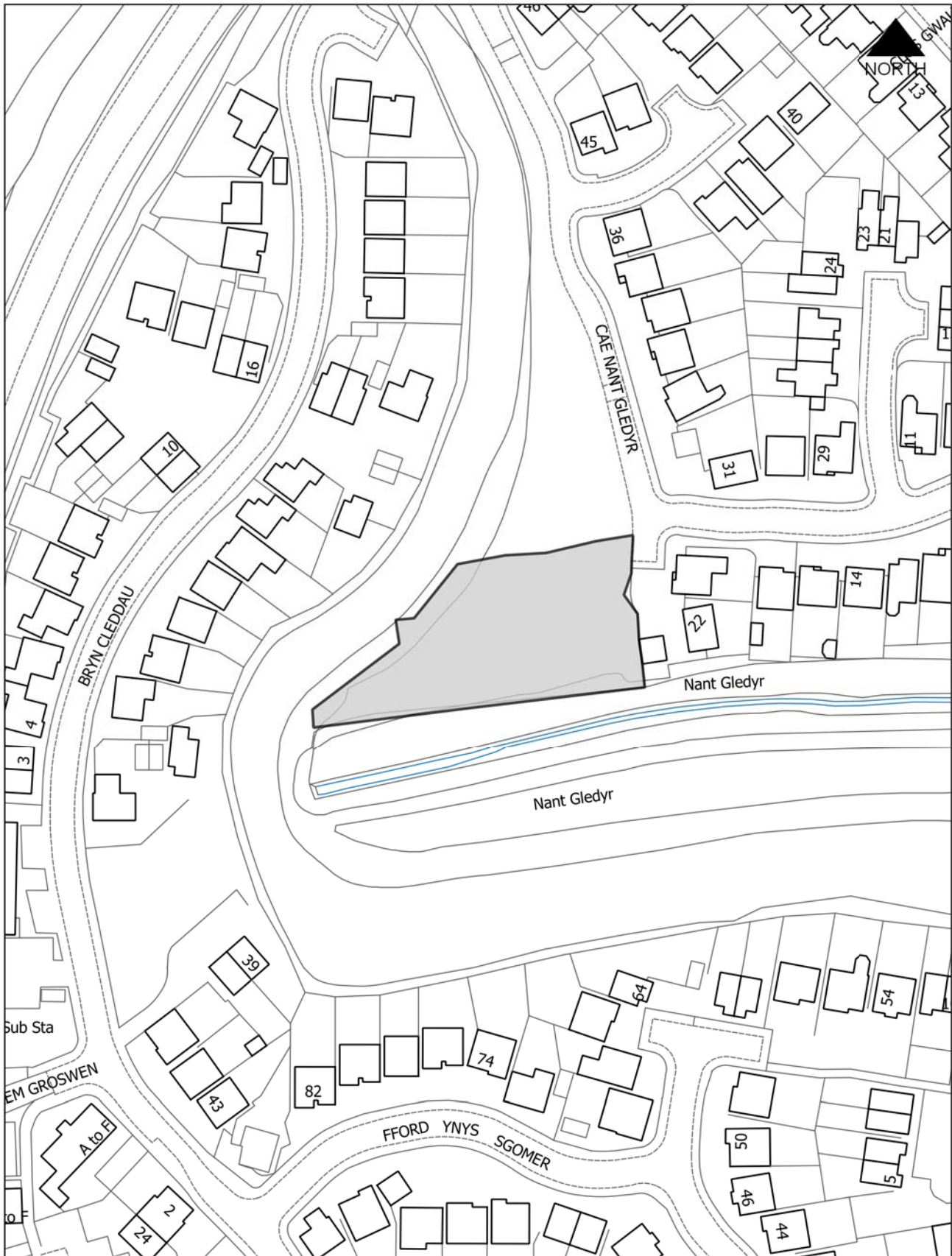
Application No. 17/0794/RM Continued

- 05) 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.
- 06) Prior to the commencement of the development hereby approved a scheme for the control of dust arising from construction works shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be implemented at all times to control dust at the site.
REASON: To prevent pollution.
- 07) 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.
- 08) Prior to the commencement of works on site a construction method statement shall be submitted for the approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: In the interests of residential amenity.

Advisory Note(s)

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

Please find attached comments from Dwr Cymru/Welsh Water.



Agenda Item 17

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0488/FULL 07.06.2017	Mrs J Hill 22 Heol Brynteg Ystrad Mynach Hengoed CF82 7EY	Install an external disabled lift access from drive to house level and replacement retaining wall 22 Heol Brynteg Ystrad Mynach Hengoed CF82 7EY	Granted 02.10.2017
17/0596/ADV 11.07.2017	McCarthy And Stone Retirement Lifestyles Ltd Mr Mantell First Floor Blackbrook Gate 1 Blackbrook Park Avenue Taunton TA1 2PG	Erect 2 freestanding externally illuminated "V" sign boards, 4 corporate flags and corporate imagery to safety hoarding Former Caerphilly Police Station Mountain Road Caerphilly	Granted 02.10.2017
17/0652/FULL 28.07.2017	Willis Construction Ltd Mr S Twamley Unit 6 Melyn Mair Business Centre Wentloog Avenue Rumney Cardiff CF3 2EX	Construct a replacement prefabricated single garage Land At Grid Ref 315838 196621 Plas Terrace South UI Fleur-de-lis Blackwood	Granted 02.10.2017
17/0675/COND 04.08.2017	Llechwen Hall Hotel C/O Boyer Mr A Muir Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Discharge condition 5 (parking area) of planning consent 11/0519/FULL (Erect extensions and alterations to hotel) Llechwen Hall Hotel Craig-Evan-Leyshon Common Road Nelson	Decided - Discharge of Conditions 02.10.2017
17/0676/FULL 04.08.2017	Miss A Turner 1 Byron Place Croespenmaen Newport NP11 3BP	Erect two storey side extension 1 Byron Place Croespenmaen Newport NP11 3BP	Granted 02.10.2017

17/0686/ADV 08.08.2017	Greene King Pub Company Mr Millar Abbot House Westgate Street Bury St Edmunds Suffolk IP33 1QT	Install replacement signs to include 1 post mounted pictorial, 2 fascia signs, 1 amenity board, 1 menu case and 1 lantern to the exterior of the building The Courthouse Cardiff Road Caerphilly CF83 1FN	Granted 02.10.2017
17/0645/FULL 25.07.2017	Mr M Jones 16 Roman Gate Glyn-gaer Gelligaer Hengoed CF82 8FT	Erect single storey rear extension 16 Roman Gate Glyn-gaer Gelligaer Hengoed	Granted 03.10.2017
17/0688/COU 08.08.2017	Miss S George 30 Mill Street Cwmfelinfach Ynysddu NP11 7HH	Change the use of Unit from B2, B8 to D2 Assembly and Leisure Unit 32 Nine Mile Point Industrial Estate Cwmfelinfach	Granted 03.10.2017
17/0690/FULL 08.08.2017	Mr & Mrs C Davies Castle Barn Pennar Lane Pentwyn-mawr Newbridge NP11 4GY	Erect first floor extension Castle Barn Pennar Lane Pentwyn-mawr Newport	Granted 03.10.2017
17/0691/RM 08.08.2017	Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Seek approval of reserved matters regarding appearance, landscaping, layout and scale in regard to planning consent 16/0987/OUT (Construct eight self build detached dwellings) Land South Of Glendale (Plot 2 The Paddock) Van Road	Granted 03.10.2017
17/0699/CLPU 12.08.2017	Mr & Mrs K French 21 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Obtain a Lawful Development Certificate for a proposed single storey sitting room/kitchen extension to side and rear of dwelling 21 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Granted 03.10.2017

17/0765/NMA 05.09.2017	Mr I Hancox 22 Ogilvie Terrace Deri Bargoed CF81 9JB	Seek approval of a non-material amendment to planning consent 16/0896/FULL (Demolish existing garage and replace with new, along with a hardstanding for three cars) to infill the proposed voids/storage area underneath the hardstanding 22 Ogilvie Terrace Deri Bargoed CF81 9JB	Granted 03.10.2017
17/0375/COU 02.05.2017	Mr J Evans Bridge Farm Gwern-Y-Goytre To Michaelston Bridge Michaelston-y-fedw Cardiff CF3 6XT	Change the use from agricultural to a health and wellbeing centre for physical and mental health improvement Bridge Farm Gwern-Y-Goytre To Michaelston Bridge Michaelston-y-fedw Cardiff	Granted 04.10.2017
17/0656/FULL 31.07.2017	Ms G Clarke Glendale House Alexandra Road Ynysddu Newport NP11 7LA	Erect extensions and convert outbuilding and garage to form annexe to main house Glendale House Alexandra Road Ynysddu Newport	Granted 04.10.2017
17/0693/RM 09.08.2017	Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Seek approval of reserved matters regarding appearance, landscaping, layout and scale in regard to planning consent 16/0987/OUT (Construct eight self build detached dwellings) Land South Of Glendale (Plot 3 The Paddock) Van Road Caerphilly	Granted 04.10.2017
17/0694/RM 09.08.2017	Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Seek approval of reserved matters regarding appearance, landscaping, layout and scale in regard to planning consent 16/0987/OUT (Construct eight self build detached dwellings) Land South Of Glendale (Plot 4 The Paddock) Van Road Caerphilly	Granted 04.10.2017

17/0767/NMA 05.09.2017	United Welsh Mr A Roberts C/O Asbri Planning Ltd Mr G Jones Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Seek approval of a non-material amendment to planning consent 15/0072/FULL (Erect residential development and associated works) to erect a retaining wall Cwrt Goodrich Goodrich Avenue Caerphilly	Granted 05.10.2017
17/0387/OUT 04.05.2017	Mr D Davies Ty Cwm Newport Road Hollybush NP12 0BN	Erect residential development and associated works and seek approval of access Land North Of Banalog Terrace Hollybush Blackwood	Granted 06.10.2017
17/0530/COND 22.06.2017	CCBC Chief Education Officer Ms K Cole Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge Condition 21 (landscaping) of planning consent 15/1121/LA (Erect new single storey Primary School, Nursery and Flying Start Unit including parking and external works) Rhymney Comprehensive School Abertysswg Road Rhymney Tredegar	Decided - Discharge of Conditions 06.10.2017
17/0626/COU 18.07.2017	Mr J Mellen Pen Y Cae Greenway Talywain Pontypool NP4 7RD	Change the use from part commercial /part residential to fully residential property 125A Newport Road Cwmcarn Newport NP11 7LZ	Granted 06.10.2017
17/0642/FULL 24.07.2017	SEDA UK Ltd Mr G Davies Hawtin Park Gelli-haf Pontllanfraith Blackwood NP12 2EU	Erect side lean-to extension to SEDA 2 Unit for Utilities Seda UK Ltd Salvatore D'Amato Court 8 Hawtin Park Gelli-haf	Granted 06.10.2017
17/0658/FULL 31.07.2017	Mr D Le Grice The Paddock Troed-Rhiw-Las Lane Risca Newport NP11 6JD	Alter pitch roof to flat roof on front bay to provide balcony with clear glass railings, accessible from bedroom above The Paddock Troed-Rhiw-Las Lane Risca Newport	Refused 09.10.2017

17/0669/FULL 03.08.2017	Shared Access C/O Pegasus Planning Group Ltd Mr M Pearson First Floor South Wing Equinox North Great Park Road Almondsbury Bristol BS32 4QL	Erect 17.5m climbable monopole supporting 2 No. telecommunications antennae and 2 No. dishes, together with the installation of 4 No. ground based equipment cabinets, to provide 2G, 3G and 4G mobile electronic communication services from the installation Ynysddu Rugby Club Club House Graig View Ynysddu	Granted 09.10.2017
17/0674/FULL 04.08.2017	Mr D Viggers 1 Cotswold Way Trenewydd Park Risca Newport NP11 6QT	Erect two storey rear extension, side and roof extension to the existing detached garage and erect a Juliet balcony to the principal elevation 1 Cotswold Way Trenewydd Park Risca Newport	Granted 09.10.2017
17/0685/COU 07.08.2017	Diamonds 1 St Fagans Street Caerphilly CF83 1FZ	Change the use from A1 to A2 - the proposed use is for an Estate Agency 11 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AA	Granted 09.10.2017
17/0700/COU 14.08.2017	Mr B Singh 35 High Street Rhymney NP22 5LP	Change the use of the existing basement into a bedsit 90 High Street Rhymney Tredegar NP22 5NB	Granted 09.10.2017
16/0724/FULL 18.08.2016	Mr A Morris Ironbridge Cottage The Row To Gwern- Y-Goytre Draethen Newport NP10 8GB	Erect extension to detached apartment The Coach House The Row To Gwern-Y-Goytre Draethen Newport	Granted 10.10.2017
17/0061/FULL 25.01.2017	Eriez Magnetics Europe Ltd Unit 17 Greenway Bedwas House Industrial Estate Bedwas Caerphilly CF83 8YG	Erect extension to existing factory production area Eriez Magnetics Europe Ltd Unit 17 Greenway Bedwas House Industrial Estate	Granted 10.10.2017

17/0527/FULL 22.06.2017	GHR Developments Ltd C/O CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Construct 4 detached dwellings and external works Land Within The Curtilage Of Mountain House 41 Mountain Road Caerphilly	Granted 10.10.2017
17/0661/FULL 01.08.2017	Greene King Ltd Abbot House Westgate Street Bury St Edmunds IP33 1QT	Carry out full internal refurbishment comprising of various joinery and finish alterations along with new external scheme including new lighting and fencing The Courthouse Cardiff Road Caerphilly CF83 1FN	Granted 10.10.2017
17/0684/COND 07.08.2017	Ms E Sutton 4 Minorca Cottages Michaelston-Y-Fedw Cefn Mably Cardiff CF3 6XX	Discharge condition 4 (Control of Waste and Foodstuffs) of planning consent 16/0603/COU (Construct a 20m x 40m menege for schooling and turnout of horses and create a 10m x 15m hardstanding area for a field shelter) 4 Minorca Cottages Michaelston-Y-Fedw Cefn Mably Cardiff	Decided - Discharge of Conditions 10.10.2017
17/0692/FULL 08.08.2017	Cushman & Wakefield Mr J Stockley Marchmount House Dumfries Place Cardiff CF10 3RJ	Replace two sections of existing chain link fencing with new Euromesh type fencing Units A - F Parc Bedwas 2 Greenway Bedwas House Industrial Estate	Granted 10.10.2017
17/0697/ADV 11.08.2017	Co-operative Food Food Programme Delivery Orchid Group 1 Angel Square Manchester M60 0AG	Erect 2 x internally illuminated fascias, (only Logo illuminates), 2 x non illuminated fascias, 1 x internally illuminated Co-op projector and 2 x non illuminated flat aluminium wall mounted panels Machen Co-Op 70 Commercial Road Machen	Granted 10.10.2017

17/0704/FULL 15.08.2017	Argoed Baptist Chapel High Street Argoed Blackwood NP12 0HQ	Erect single storey accommodation to the rear Argoed Baptist Chapel High Street Argoed Blackwood	Refused 10.10.2017
17/0705/TPO 15.08.2017	Mrs I M Davies Ty Celyn Heol Fawr Nelson Treharris CF46 6NR	Carry out works to Oak Tree (Tree Preservation Order 48/82/RVDC) Ty Celyn Heol Fawr Nelson Treharris	Refused 10.10.2017
17/0719/FULL 17.08.2017	Mr & Mrs Peart 11 Highland Crescent Springfield Pontllanfraith Blackwood NP12 2NE	Erect single storey side extension and detached garage 11 Highland Crescent Springfield Pontllanfraith Blackwood	Granted 10.10.2017
17/0736/FULL 23.08.2017	Mr & Mrs T Marsh 64 Drum Tower View Caerphilly CF83 2XW	Erect a single storey rear extension 64 Drum Tower View Caerphilly CF83 2XW	Granted 10.10.2017
17/0712/FULL 16.08.2017	Mrs Puresevic Beechfield House 27 King's Hill Hengoed CF82 7NH	Erect conservatory to rear elevation Beechfield House 27 King's Hill Hengoed CF82 7NH	Granted 12.10.2017
17/0713/FULL 17.08.2017	Mr & Mrs P Jones 20 Glendale Gardens Fleur-de-lis Blackwood NP12 3TR	Erect a first floor bedroom extension to side of dwelling above existing garage and utility room 20 Glendale Gardens Fleur-de-lis Blackwood NP12 3TR	Granted 12.10.2017
17/0728/TPO 17.08.2017	Mr G Mills Lambourne Rise Western Drive Bargoed CF81 8PX	Fell various trees (Tree Preservation Order 26/05/CCBC) Land At Grid Ref 314836 198731 Western Drive Bargoed	Granted 12.10.2017
17/0682/FULL 07.08.2017	Mr D Games 12 Raglan Road Hengoed CF82 7LX	Erect a single-storey garage side extension with garage door at the front and no proposed windows 12 Raglan Road Hengoed CF82 7LX	Refused 13.10.2017

17/0717/FULL 18.08.2017	Mr D Simons Tyn Lon Groesfaen Pontyclun Rhondda Cynon Taff CF72 8NS	Demolish garages on southern boundary and removal of dairy cold rooms, provide new self-catering holiday facility comprising five one bedroom apartments with communal games room and recreation room Land To The Rear Of 45-49 Bedwas Road Caerphilly CF83 3AP	Granted 13.10.2017
17/0727/NCC 21.08.2017	Mr K Walker 39A Cefn Coed Road Cyncoed Cardiff CF23 6AP	Vary Condition 01 of planning consent 11/0953/FULL (Erect extension to the existing hotel/public house to provide 6 No. additional guest bedrooms, a dining room and all associated access and groundworks etc.) to allow for a further 5 years to commence development Newbridge Hotel High Street Newbridge Newport	Granted 13.10.2017
17/0806/NMA 15.09.2017	Mr D Aldridge 17 Cheriton Avenue Carn Gethin Cefn Hengoed Hengoed CF82 7JA	Seek approval of a non-material amendment to planning consent 17/0572/FULL (Carry out repairs to fire damaged property incorporating a dormer roof) to replace window with french doors and a juliet style balcony at first floor level to rear of property 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA	Granted 13.10.2017
17/0725/FULL 21.08.2017	Mr D Constable Mill House Gelligroes Mill Road Pontllanfraith Blackwood NP12 2HY	Replace kitchen roof covering and alterations to kitchen external door/window openings at rear of dwelling Mill House Gelligroes Mill Road Pontllanfraith Blackwood	Granted 16.10.2017

17/0732/NCC 23.08.2017	Mr R Ashton C/o Oakdale Design Wales Ltd Mr R Gill Regency Buildings North Road Newbridge NP11 4AB	Vary condition 01 of planning consent 12/0432/FULL (Erect replacement garage, single detached dwelling with off-street parking and turning facilities) to allow for a further 5 years to commence development Land At Grid Ref 320146 196817 Bryngwyn Cottages Newbridge	Granted 18.10.2017
17/0734/FULL 23.08.2017	Mr & Mrs Farr 27 Denbigh Court Hendredenny Caerphilly CF83 2UN	Erect two storey side extension 27 Denbigh Court Hendredenny Caerphilly CF83 2UN	Granted 18.10.2017
16/1022/LBC 25.11.2016	Mr Thomas & Miss H Williams c/o Marlay Sneyd Street Cardiff CF11 9DL	Refurbish and convert Grade 2 listed barn into two residential units, rebuild hay barn to provide garage, creation of new access and driveway Barn At Llancaiach Fawr Farm Gelligaer Road Nelson Treharris	Granted 19.10.2017
17/0605/FULL 13.07.2017	Marlin Construction Ltd Mr L Cockrane Gelliwen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect residential development of eight four-bedroom dwellings and one three-bedroom dwelling and provide new road layout Land Opposite Highcrest Garage (Phase 01) James Street Markham Blackwood	Granted 19.10.2017
17/0762/FULL 05.09.2017	Mr & Mrs A Price 18 Fernlea Risca Newport NP11 6FW	Erect single storey rear and side extension 18 Fernlea Risca Newport NP11 6FW	Granted 19.10.2017
17/0733/FULL 23.08.2017	Unilever Best Foods Ltd Mr R Riby Croespenmaen Industrial Estate East Pentref-Y-Groes Farm Lane East Croespenmaen Newport NP11 3AH	Erect steel-framed extension to boiler room Unilever Best Foods Ltd Croespenmaen Industrial Estate East Pentref-Y-Groes Farm Lane East Croespenmaen	Granted 20.10.2017

17/0749/NOTT 30.08.2017	Arqiva And CTIL Ltd Crawley Court Winchester SO21 2QA	Replace mast, antennas and equipment cabinets Cellnet Communication Mast Wellington Way Rhymney	Prior Approval Not Required 20.10.2017
17/0766/COU 31.08.2017	Distinct Worktops Ltd Mr J Hunt 40 Western Valley Road Rogerstone Newport NP10 9DT	Change the use from Class B (factory/warehouse) to Class A (shop where worktops will be displayed and sold) and an addition of a glass and aluminium shop front to existing opening Distinct Worktops Ltd Unit 17 Islwyn Workshops Pontymister Industrial Estate	Granted 20.10.2017
17/0772/COND 06.09.2017	Mrs J Beechey 19 Pontgam Terrace Ynysddu NP11 7LD	Discharge condition 8 (drainage) of planning consent 16/0876/FULL (Demolish existing stables and store buildings and construct replacement stables and associated groundworks) Land West Of Pontgam Terrace Pontgam Lane Ynysddu	Granted 20.10.2017
17/0339/COU 14.04.2017	Mr R Parfitt Highwinds New Bryngwyn Road Newbridge Newport NP11 4NF	Change the use from present use to dance studio Beulah Baptist Church North Road Newbridge	Granted 23.10.2017
17/0707/FULL 15.08.2017	Mr J Pope 8 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Erect two storey side extension 8 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Granted 23.10.2017
17/0781/FULL 08.09.2017	Mr & Mrs C Ellis 47 Woodside Walk Wattsville Newport NP11 7NZ	Build new chimney 47 Woodside Walk Wattsville Newport NP11 7NZ	Granted 23.10.2017

17/0698/FULL 11.08.2017	Shadow Scaffolding Mr G Mills Unit B Angel Lane Industrial Estate Angel Lane Aberbargoed Bargoed CF81 9FW	Erect extension to create new entrance steps and meeting room to front elevation of existing industrial unit, together with the removal of conditions 3 and 4 of planning consent 16/0305/COU relating to noise barrier Shadow Scaffolding Unit B Angel Lane Industrial Estate Angel Lane	Granted 24.10.2017
17/0170/FULL 28.02.2017	Mr J Morris 18 Carn-y-Tyla Abertysswg Tredegar NP22 5AF	Erect new 3 bedroom dwelling Plot 7 Redwood Memorial Hospital The Terrace Rhymney	Granted 25.10.2017
17/0840/NOTD 26.09.2017	CCBC (Building Consultancy) Mr A Young Ty Penallta Tredomen Business Park Ystrad Mynach Hengoed Caerphilly CF82 7PG	Demolish all school buildings Pontllanfraith Comprehensive School Coed-Cae-Ddu Road Pontllanfraith Blackwood	Prior Approval Not Required 25.10.2017
17/0841/NOTD 26.09.2017	CCBC (Building Consultancy) Mr A Young Ty Penallta Tredomen Business Park Ystrad Mynach Hengoed Caerphilly CF82 7PG	Demolish all single and multi- storey buildings on site excluding youth club Oakdale Comprehensive School Central Avenue To Groveside Road Oakdale Blackwood	Prior Approval Not Required 25.10.2017
17/0724/FULL 18.08.2017	Mr H Singh 8 Birchwood Close Highfields Blackwood NP12 1WX	Proposed external alterations to shop frontage 31-33 High Street Bargoed CF81 8RB	Granted 26.10.2017
17/0751/FULL 31.08.2017	Mr J Smallman 50 Gellideg Isaf Rise Maesycwmmmer Hengoed CF82 7RB	Replace main roof structure to provide habitable accommodation at second floor level including hip to gable side elevations 50 Gellideg Isaf Rise Maesycwmmmer Hengoed	Granted 26.10.2017

17/0758/ADV 01.09.2017	Tesco Express Mr D Edwards Tesco House Shire Park Kestrel Way Welwyn Garden City AL7 1GA	Re-brand existing signage including existing Totem signage, existing Click and Collect station and vinyls to existing glazing Tesco Stores Ltd Unit C Pontymister Industrial Estate Pontymister	Granted 26.10.2017
17/0774/FULL 07.09.2017	Mr A McEachen & Mrs L Jones 6 Halls Road Newbridge Newport NP11 4FY	Erect front detached double garage and front retaining wall 6 Halls Road Newbridge Newport NP11 4FY	Granted 26.10.2017
17/0747/COND 30.08.2017	Pendragon (Design & Build) Ltd Mr Jones Pendragon House General Rees Square Cwmbran NP44 1AJ	Discharge conditions 07 (reptile mitigation strategy), 08 (site clearance with regard to nesting birds), 09 (bats - light mitigation strategy), 10 (fencing), 11 (bat roost provision) and 12 (bird nesting provision) of planning consent 15/1258/FULL (Build a housing association development providing 37 No. dwellings) Land At Grid Ref 313066 197010 Penywrlod Gelligaer CF82 8ED	Decided - Discharge of Conditions 27.10.2017
17/0828/COND 25.09.2017	Mr A Buttifant 5 Gellideg Lane Maesycwmmmer Hengoed CF82 7SD	Discharge condition 11 (site investigation) of planning consent P/04/0207 (Erect detached dwelling) 5 Gellideg Lane Maesycwmmmer Hengoed CF82 7SD	Decided - Discharge of Conditions 27.10.2017

Agenda Item 18

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.
16/0886/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.
17/0088/OUT 03.02.17	Construct revised housing site development for 19 properties on Land At Fair View Garage Pengam Road Pengam Blackwood	Considering need for air quality assessment.
17/0113/FULL 10.02.17	Erect 5 No. detached 4-bedroom houses at Land To The South Of The Glade Wyllie Blackwood	Discussing highway matters.
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.
17/0411/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.
17/0540/FULL 27.06.17	Erect two-storey rear extension at 11 Pantglas View Newport Road Trethomas Caerphilly	Revised details sought.
17/0655/RM 28.07.17	Construct Phase 1 Infrastructure Works associated with Outline Planning Consent 16/0373/OUT - reserved matters application regarding access, diversion of haul route, drainage, public open space and landscaping at Land At Grid Ref 311051 194899 South Of Mafon Road Ty Du Nelson	Awaiting further details re: footpaths.
17/0679/RET 04.08.17	Retain and complete temporary covered stand, temporary press office, temporary ticket office and temporary camera gantry positions at Bargoed RFC Bargoed Park Park Drive Bargoed	Awaiting ground investigation.
17/0714/COND 17.08.17	Discharge conditions 3 (drainage), 5 (dust suppression), 6 (noise suppression), 8 (hedgerow management) and 12 (materials) of planning consent 17/0462/FULL (Erect an additional bungalow and reposition of bungalow previously approved under planning consent 15/0705/FULL (as amended by 17/0289/NMA)) at Land At Grid Ref 315079 192127 (South Of Birchwood) Caerphilly Road Llanbradach	Awaiting additional details.
17/0715/COND 17.08.17	Discharge conditions 3 (drainage), 8 (hedgerow management) and 12 (materials) of planning consent 15/0705/FULL (Erect three bungalows on land adjoining the existing garden) at Land At Grid Ref 315079 192127 Caerphilly Road Llanbradach	Awaiting further information about landscaping.

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Agenda Item 19

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. Sent engrossments for signature.
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. Asked for further clarification from Planning.

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. Asked for further clarification from Planning.
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. Waiting for ownership to be split.
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. Waiting for ownership to be split.
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. Waiting for ownership to be split.
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. Waiting for ownership to be split.
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. Waiting for ownership to be split.
17/0278/OUT	Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved on Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Sent draft internally for comments.

Agenda Item 20

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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
16/0015/REF 15/0412/OUT	Erect residential development of up to 260 dwellings with open space at Land North Of Hendredenny Drive Hendredenny Caerphilly	Allowed 04/10/17	COMM