

Pecyn Dogfennau Cyhoeddus

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

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



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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Kim Houghton
(Rhif Ffôn: 01443 864267 E-bost: houghtk@caerphilly.gov.uk)

Dyddiad: 30th October 2018

Annwyl Syr/Fadam,

Bydd cyfarfod **Pwyllgor Cynllunio** yn cael ei gynnal yn **Siambwr y Cyngor - Tŷ Penallta, Tredomen, Ystrad Mynach** ar **Dydd Mercher, 7fed Tachwedd, 2018** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol. Mae croeso i chi ddefnyddio'r iaith Gymraeg yn y cyfarfod, a dylid rhoi cyfnod rhybudd o 3 diwrnod gwaith os ydych yn dymuno gwneud hynny. Bydd cyfieithu ar y pryd yn cael ei ddarparu ar gais.

Mae pob cyfarfod Pwyllgor yn agored i'r Wasg a'r Cyhoedd. Gofynnir i arsylwyr a chyfranogwyr ymddwyn gyda pharch ac ystyriaeth at eraill. Sylwer y bydd methu â gwneud hynny yn golygu y gofynnir i chi adael y cyfarfodydd ac efallai y cewch eich hebrwng o'r safle.

Yr eiddoch yn gywir,

Christina Harrhy
PRIF WEITHREDWR DROS DRO

A G E N D A

Tudalennau

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

A greener place Man gwyrddach

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



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

I gymeradwyo a llofnodi'r cofnodion canlynol:-

3 Pwyllgor Cynllunio a gynhaliwyd ar y 10 Hydref 2018 1 - 6

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

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

4 Eitem Rhagair 17/0681/OUT - Tir ar Gyf. Grid 316731 198680, Ffordd Beaumaris, Cefn Fforest. 7 - 54

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

5 18/0865/RET - 66 Trem-clychau'r-gog, Llanbradach, CF83 3GU. 55 - 60

6 18/0714/OUT - Tir o fewn cwrtil Delamere Y Garth i Ysgol Gynradd Rhydri, Rhydri, CF83 3DF 61 - 72

7 Adroddiad Perfformiad Blynyddol (Cynllunio 2018) 73 - 100

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

8 Ceisiadau a benderfynwyd gan bwerau dirprwyedig. 101 - 114

9 Ceisiadau sydd allan o amser/heb ddelio â hwy o fewn 8 wythnos i ddyddiad y cofrestriad. 115 - 120

10 Ceisiadau yn aros i Gytundeb Adran 106 i gael ei gwblhau. 121 - 124

11 Apeliadau yn weddill ac wedi eu penderfynu. 125 - 126

Cylchrediad:

Cynghorwyr M.A. Adams (Cadeirydd), Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, M. Davies, J.E. Fussell, R.W. Gough, D.T. Hardacre, A.G. Higgs, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting a T.J. Williams

A Swyddogion Priodol

SUT FYDDWN YN DEFNYDDIO EICH GWYBODAETH

Bydd yr unigolion hynny sy'n mynychu cyfarfodydd pwyllgor i siarad/roi tystiolaeth yn cael eu henwi yng nghofnodion y cyfarfod hynny, weithiau bydd hyn yn cynnwys eu man gweithio neu fusnes a'r barnau a fynegir. Bydd cofnodion o'r cyfarfod gan gynnwys manylion y siaradwyr ar gael i'r cyhoedd ar wefan y Cyngor ar www.caerffili.gov.uk. ac eithrio am drafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig.

Mae gennych nifer o hawliau mewn perthynas â'r wybodaeth, gan gynnwys yr hawl i gael mynediad at wybodaeth sydd gennym andanoch a'r hawl i gwyno os ydych yn anhapus gyda'r modd y mae eich gwybodaeth yn cael ei brosesu.

Am wybodaeth bellach ar sut rydym yn prosesu eich gwybodaeth a'ch hawliau, ewch i'r Hysbysiad Preifatrwydd Cyfarfodydd Pwyllgor Llawn ar ein gwefan <http://www.caerffili.gov.uk/Pwyllgor/Preifatrwydd> neu cysylltwch â Gwasanaethau Cyfreithiol drwy e-bostio griffd2@caerffili.gov.uk neu ffoniwch 01443 863028.

Gadewir y dudalen hon yn wag yn fwriadol



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 10TH OCTOBER 2018 AT 5:00PM

PRESENT:

Councillor M. Adams - Chair

Councillors:

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

Together with:

Councillor E. Stenner (Cabinet Member for Environment and Public Protection), R. Kyte (Head of Regeneration and Planning), R. Tranter (Head of Legal Services and Monitoring Officer), T. Stephens (Development Control Manager), M. Davies (Team Leader South), C. Boardman (Principal Planner), C. Powell (Principal Planner), E. Rowley (Senior Planner), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), L. Cooper (Assistant Engineer), M. Godfrey (Senior Environmental Health Officer) and K. Houghton (Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A. Angel, J. Bevan and Mrs G.D. Oliver.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest received at the commencement or during the course of the meeting.

3. MINUTES – 12TH SEPTEMBER 2018

It was moved and seconded that the minutes of the meeting held on the 12th September 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 12th September 2018 (minute nos. 1-13) be approved and signed as a correct record.

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

4. CODE NO. 17/0681/OUT – LAND AT GRID REF: 316731 198680, BEAUMARIS WAY, CEFN FFOREST.

Councillors K. Etheridge, N. Dix, A. Farina-Childs and Mr R. Williams spoke in objection and Mr J. Price (the applicant's agent) spoke in support of the application.

It was noted that a site visit took place on Monday 8th October 2018.

Following consideration of the application it was moved and seconded that the application be deferred for reasons for refusal based on highways congestion, use of a green space, pressures on public services particularly local schools and the application being outside the settlement boundary. By a show of hands and in noting, there were 3 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that the application be deferred for a further report for reasons for refusal based on highways congestion, use of a green space, pressures on public services particularly local schools and the application being outside the settlement boundary.

5. CODE NO. 18/0793/RM – PLOT 1, LAND ADJACENT TO ISLWYN INDOOR BOWLS CENTRE, GELLI LANE, PONTLLANFRAITH.

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report, this application be granted.
- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.
- (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 of the comments attached to the Officer's report, from Dwr Cymru/Welsh Water..

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

6. CODE NO. 18/0362/FULL – LAND AT GRID REF: 313945 195746, WINDING WHEEL LANE, PENALLTA, HENGOED.

The Principal Planning Officer informed the Committee that Conditions 20 and 26 in the Officer's report had been removed and that an additional condition had been added regarding the submission of a residential travel plan.

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report with the exception of conditions 20 and 26 and the additional condition, this application be granted.

Additional Condition 25

Prior to the commencement of work on site a residential travel plan shall be submitted to and approved by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.

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 this permission: CW2, CW3, CW4 and CW6.
- (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. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new

development and mine entries available at:

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

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.

- (iv) The applicant be advised of the following;

Notification of initiation of development and display of notice:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty. The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) Legible and easily visible to the public without having to enter the site; and
- (c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

- (v) The applicant be advised of the attached (to the agenda report) comments from Dwr Cymru/Welsh Water, Wales and West Utilities, Senior Engineer (Land Drainage) and the Council's Ecologist.

7. CODE NO. 18/0478/FULL – TEXACO, MABON FILLING STATION, HEOL MAFON, NELSON, CF46 6PE.

Mr B. Wyeth (the applicant's agent) spoke in support of the application.

It was noted that a site visit took place on Monday 8th October 2018.

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

RESOLVED that for the reason contained in the Officer's report, this application be refused.

8-11. 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 18.52pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 7th November 2018, they were signed by the Chair.

CHAIR

Gadewir y dudalen hon yn wag yn fwriadol

PREFACE ITEM

APPLICATION NO.	17/0681/OUT
APPLICANT(S) NAME:	Persimmon Homes East Wales
PROPOSAL:	Erect residential development (up to 300 dwellings) together with associated open space, landscaping and parking provision and seek approval of access and scale
LOCATION:	Land At Grid Ref 316731 198680, Beaumaris Way, Cefn Fforest

The above outline planning application to erect up to 300 dwellings together with associated open space, landscaping and parking provision and seek approval of access and scale, was reported to Planning Committee on 10th October 2018 with a recommendation for approval subject to conditions. A copy of the previous report is attached as an Appendix. Also attached as an Appendix is a letter received from the applicants following that meeting.

At the meeting, it was moved and seconded that the application be deferred to allow officers to draft reasons to refuse the application for the following reasons:

1. The development would place additional pressure on schools and health facilities that are already at capacity;
2. The development would result in an increase in vehicular traffic that would have an unacceptable impact on the surrounding highway network;
3. The development would result in the loss of greenfield/open countryside;
4. The application site is located outside the Local Development Plan defined settlement boundary.

Each of these issues is discussed below.

School Places

As outlined in the original officer's report, the Council's Education Department have confirmed that adequate space is available in local schools to accommodate pupils generated by the new development. Where it appears schools are at capacity, a high percentage of students are from an out of catchment area, and therefore these schools can comfortably accommodate the number of pupils generated by the proposed development. For example, at Ysgol Gymraeg Cwm Derwen, even though it appears the school is at capacity, only 66% of the pupils in the school are from the catchment area.

Cont....

Application No. 17/0681/OUT Continued

Details have also been provided for Blackwood Comprehensive School. Whilst it appears that there are only 13 school places available out of 1,000 total pupil places, 18.56% (183 pupils) of current pupils are out of catchment pupils. Many of the children at the proposed development would already live within the catchment. Also, as the out of catchment children leave school, those at the new development would have priority at the local schools. Therefore this matter would not justify a refusal of the application.

If Members are minded to refuse planning permission on this ground, the following reason is suggested:

The proposed development would result in an increase in pressure for school places in schools that are already at capacity, and it would therefore be contrary to the objectives of the Well-being of Future Generations (Wales) Act 2015 in respect of a Wales of cohesive communities.

However, there is no evidence to support such a reason, and the Local Planning Authority would expose itself to a potential costs award if the applicant appealed against a refusal of planning permission.

Health Facilities

Members were also concerned about the pressure on doctors' surgeries. There is no evidence to support this reason. The Health Board was consulted about the Local Development Plan and is aware that there is a potential for 8625 houses to be built in this borough up to 2021. It is for the Board to make provision for health care as the demand arises.

If Members are minded to refuse permission on this ground, the following reason is suggested.

The proposed development would result in an increase in pressure on the doctors' surgeries in the locality which are already at capacity, and it would therefore be contrary to the Well-being of Future Generations (Wales) Act 2015 in respect of a healthier Wales.

However, there is no evidence to support such a reason, and the Local Planning Authority would be liable to a potential costs award if the applicant appealed against a refusal of planning permission.

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Highway Impact

The Transportation Engineering Manager raised no objection to the proposed development on the basis of the potential impact on the highway network as a result of the proposed development. The application was supported by a robust Transport Assessment (TA) that was verified by an independent Transport Consultant who agreed with the findings of the TA, i.e. that the development would not have an unacceptable impact in highway terms.

Whilst the addendum to the Transport Assessment identified the junction of Twynyffald Road/Cefn Road/Sunnybank Road as potentially suffering a degree of congestion in 2035 as a result of the junction being at/or over-capacity, it is not considered reasonable or defensible at appeal to refuse the application on this basis.

In the Appeal decision for the Pandy Road, Bedwas development the Inspector made the following comments, namely that it is *“not the role of the planning system to protect the convenience of the car user but rather to seek to encourage non-car use through sustainable transportation methods.”*

The sustainable transport measures secured by the Council by way of Section 106 Agreement include:

- £5,000 per annum for 5 years to fund a Travel Plan coordinator;
- £5,000 Travel Plan Reserve or fighting fund to improve the Travel Plan if required;
- £150,000 to support the provision of a package of sustainable travel measures aimed to encourage residents to use alternative modes of travel and minimise single occupancy car trips. For example: funding of £100,000 to improve bus service times to serve the development, Active Travel route enhancements to support accessibility on foot and bicycle, public transport travel vouchers, bicycle purchase, or cycling/walking equipment, etc. Such sustainable transportation initiatives will promote and encourage a modal shift in travel choices.

If Members are minded to refuse planning permission on this ground, the following reason is suggested:

The vehicular traffic generated by proposed development will aggravate congestion at peak times on the local road network. The development would therefore be contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 because it would be prejudicial to the effective and efficient use of the transportation network.

Cont....

Application No. 17/0681/OUT Continued

However, there is no evidence to support such a reason, and the Local Planning Authority would expose itself to a potential costs award if the applicant appealed against a refusal of planning permission. This advice is also supported by the appeal decision at Land North of Hendredenny (Planning Application Ref: 15/0412/OUT), where reference was made to the Pandy Road decision, and where unlike the application site all of the traffic converges at a single set of traffic lights before joining the local road network.

Loss of greenfield/open countryside

Members raised objection to the loss of green fields located outside the Settlement Boundary. However it is considered to be important to differentiate between these two issues. As outlined in the original officer's report, Policy SP2 of the Adopted LDP promotes sustainable development that should be targeted to both greenfield and brownfield sites within the northern connection corridor having regard to the social and economic functions of the area. The application site is greenfield, and is very well related to the existing urban form. Furthermore, development of the site will contribute to the social and economic function of the area. Therefore, as the proposal accords with Policy SP2, it is not advised to refuse the proposal on the basis that the site is a greenfield site.

If Members are minded to refuse planning permission on this ground, the following reason is suggested:

The proposed development would result in the loss of green fields in the countryside and would therefore constitute inappropriate development in the countryside contrary to Policy SP5 and Policy CW15 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

However, based on the compliance with Policy SP2 (as outlined above) there is no reasonable evidence to support such a reason.

Development outside the settlement boundary

Policy SP5 Settlement Boundaries is the key policy mechanism within the LDP for achieving resource efficient settlements. This Policy states that settlement boundaries define the area within which development would normally be allowed, taking into account material planning considerations; promote full and effective use of urban land and thus concentrate development within settlements; prevent the coalescence of settlements, ribbon development and fragmented development; and prevent inappropriate development in the countryside. The site falls outside but immediately to the north of the settlement boundary for Blackwood. Therefore, the application is contrary to Policy SP5 of the Adopted LDP.

Cont....

Application No. 17/0681/OUT Continued

Policy CW15 (General Locational Constraints) states the criteria against which development proposals will be considered. Outside settlement boundaries (criterion C) development will not be permitted unless it is, in summary, associated with agriculture or rural buildings, for recreation and tourism, for public utilities and infrastructure, or for the remediation of contaminated land.

However, as outlined in the original officer's report, there are material planning considerations weighing in favour of the proposed development. With the exception of Policy SP5 and CW15, the development is policy compliant, will contribute to the social and economic function of the surrounding area, and embraces the principles of sustainable development. Furthermore, the Council's lack of a 5-year housing land supply, in accordance with the requirements of Technical Advice Note (TAN) 1 Joint Flooding Land Availability Studies weighs in favour of the proposed development.

Reference was made several times by Local Members and objectors at the October 10th 2018 Committee meeting to the "suspension of TAN1". This statement is incorrect.

On 18th July 2018 the Cabinet Secretary for Energy, Planning and Rural Affairs, Lesley Griffiths AM wrote to Local Authorities regarding paragraph 6.2 of TAN1. She made the following comments:

"As a result of the dis-application of paragraph 6.2 of TAN1, it will be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land."

Based on the latest Joint Housing Land Availability Study (2017), the Council's can only demonstrate a 2.3 year housing land supply. This is a substantial shortfall that should be afforded significant weight.

Council on 9 October 2018 resolved almost unanimously to agreed the recommendations in the LDP Annual Monitoring Report 2018 including to consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national policy and guidance.

It must also be re-iterated that the application site is very well related to the existing settlement of Blackwood/Cefn Fforest and represents a logical extension to the settlement in a sustainable location. Furthermore the site has no landscape or ecological designations and as such is considered to be an opportunity to make a significant contribution to the Council's housing and affordable housing shortfalls with limited harm as a result.

Cont....

Application No. 17/0681/OUT Continued

Should Members choose to give their objection to development beyond the settlement boundary greater weight than the housing land supply then a reason for refusal is suggested below in the recommendation.

RECOMMENDATION – That planning permission be GRANTED subject to the conditions contained in the original report. However, should Members be minded to refuse the application, **only** the following reason for refusal is suggested:

The development is contrary to Policy SP5 and Policy CW15 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 in that the site lies beyond the identified settlement boundary.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0681/OUT 21.08.2017	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Erect residential development together with associated open space, landscaping and parking provision and seek approval of access and scale Land At Grid Ref 316731 198680 Beumaris Way Cefn Fforest

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land at Beaumaris Way, Cefn Fforest.

Site description: The application site, measuring 9.72 hectares, is greenfield and comprises a number of field parcels, each of which is characterised by existing boundary demarcation. The site is dissected by an electricity cable which extends from the north-east corner to the south-west corner, and is suspended by two pylons. A telecommunications mast is located in the south-east corner of the northernmost field parcel.

Immediately to the south of the site is the residential area of Grove Park and the village of Cefn Fforest lies further to the south west. To the north, east and west is largely agricultural land comprising farm buildings and dwellings. Further to the north west is the former Bedwellty School site.

The site is bounded to the south by Beaumaris Way and to the west by Heol y Cefn which leads from Cefn Fforest north to Markham. A public right of way runs through the site.

Development: Outline planning permission is sought in respect of residential development of up to 300 dwellings with associated access, landscaping, open space and parking arrangements. The planning application is in outline with layout, appearance and landscaping reserved for future consideration.

The proposal comprises of:

- A range of 2, 3 and 4 bedroom homes;
- A mix of detached, semi-detached, terraced properties and flats at a scale comparable to the surrounding residential context (i.e. between 2 and 2.5 storeys in height);

Cont....

Application No. 17/0681/OUT Continued

- The provision of 25% affordable housing;
- Open space and formal (LEAP) and informal (LAP) play areas.

Vehicular access to the proposed development will be gained via a new access off Heol Pit-Y-Ceiliogod and Beaumaris Way, with pedestrian access gained from the existing footpath opposite the frontage of the proposed development.

The Illustrative Layout plan shows various blocks of development laid out around internal roads. The layout also shows the provision of two formal Local Areas of Equipped Play (LEAPs) located at the north-western corner of the site, and another more centrally located. Three Local Areas of Play (LAPs) are also shown in various locations within the application site. The site layout plan shows that the existing hedgerows that bound the site will remain largely intact, with openings created in two locations to facilitate the related access points for vehicles. A drainage attenuation pond is shown located in the south-west corner of the site. This is also the lowest part of the site, with the land generally falling from north-east to south-west.

The planning application and related plans were supported with the following documents:

- Design & Access Statement;
- Planning Statement;
- Arboricultural Constraints Plan;
- Tree Report;
- Heritage Desk Based Assessment;
- Invertebrate Survey;
- Bat Tree & Activity Report;
- Dormouse Survey;
- Reptile Survey;
- NVC Vegetation Survey;
- Hedgerow Survey;
- Phase 1 Habitat Survey;
- Landscape Character & Visual Impact Assessment;
- Transport Assessment;
- Travel Plan;
- Pre-Application Consultation (PAC) Report; and
- EIA Screening Opinion.

Dimensions: The site amounts to 9.72 hectares. The site is an irregular shape, but roughly triangular tapering from west to east to follow the existing field parcel pattern. The site has maximum dimensions of approximately 410 metres measured north to south, and 600 metres east to west.

Cont....

Application No. 17/0681/OUT Continued

It is proposed that the development will feature residential dwellings with a maximum height of 2.5 storeys, with a range of densities spread across the site to reflect its edge of settlement location. The higher density sections will be located where the blocks adjoin the primary streets within the site, i.e. the two main entrances into the site.

Materials: Not applicable at outline stage.

Ancillary development, e.g. parking: Not applicable at outline stage.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside of the settlement boundary.

Policies:

Strategic Policies;
Policy SP2 Development Strategy (NCC);
Policy SP4 Settlement Strategy;
Policy SP5 Settlement Boundaries;
Policy SP6 Place Making;
Policy SP7 Planning Obligations;
Policy SP8 Minerals Safeguarding;
Policy SP10 Conservation of Natural Heritage;
Policy SP14 Total Housing Requirements;
Policy SP15 Affordable Housing Target;
Policy SP19 Transport Infrastructure Improvements.

Countywide Policies;

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion;
Policy CW2 Amenity;
Policy CW3 Design considerations (Highways);
Policy CW4 Natural Heritage protection;
Policy CW5 Protection of the Water Environment;
Policy CW6 Trees, Woodland and Hedgerow Protection;
Policy CW10 Leisure and Open Space provision;
Policy CW11 Affordable Housing Planning Obligation;
Policy CW15 General locational constraints;
Policy CW22 Locational Constraints – Minerals.

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Supplementary Planning Guidance;
LDP1: Affordable Housing Obligations;
LDP4: Trees and Development;
LDP 6: Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales (Edition 9, November 2016);
Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
Technical Advice Note 2: Planning & Affordable Housing (2006);
Technical Advice Note 5: Nature Conservation and Planning (2009);
Technical Advice Note 12: Design (2016);
Technical Advice Note 16: Sport Recreation and Open Space (2009);
Technical Advice Note 18: Transport (2007);
Technical Advice Note 24: The Historic Environment (2017).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Blackwood Town Council - Raises objection to the proposal on the basis that the proposed development contradicts the Local Development Plan, and will have a considerable environmental impact. Also raise concerns regarding the impact on highways, school and surgeries (doctors) in the area.

Transportation Engineering Manager - Based on the updated Transport Assessment, no objection is raised subject to several conditions relating to highway safety. These conditions include visibility splays for the new accesses to serve the site; the estate layout to comply with the principles of Manual for Streets; no pedestrian (excluding any existing PROWs) or vehicular access onto Heol Y Cefn/Bedwellty Road; the requirement for a residential travel plan; and off-street parking provision to accord with the requirements of LDP5: Car Parking Standards.

A requested Condition will also require full engineering details of the off-site infrastructure improvement relating to:

- Road junction improvements at the junction of the A4049 (Pengam Road) and the unnamed lane (referred to locally as Harry's Hill);
- A proposed village 'Gateway' feature on Heol Y Cefn with appropriate road markings and signage;

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- Footway improvements to Heol Pit Y Ceiliogod and Beaumaris Way by way of a pedestrian crossing provision; and
- a proposed new bus stop and shelter located on Heol Pit Y Ceiliogod.

Furthermore, a Section 106 Agreement will be required to be entered into with the developer in order to secure the sum of £60,000 required for the traffic signal control equipment upgrade for the Fairview/A4049 Pengam Road junction in order to mitigate the traffic impact. The sum will be payable on the occupation of the 50th dwelling.

As well as the Fairview/A4049 Pengam Road traffic light improvement contribution, the Section 106 agreement will also be required to secure the necessary funding of the proposed Travel Plan and the sustainable transport measures contained therein. These include:

- £5,000 per annum for 5 years to fund a Travel Plan coordinator;
- £5,000 Travel Plan Reserve or fighting fund to improve the Travel Plan if required;
- £150,000 to support the provision of a package of sustainable travel measures aimed to encourage residents to use alternative modes of travel and minimise single occupancy car trips. For example: funding of £100,000 to improve bus service times to serve the development, Active Travel route enhancements to support accessibility on foot and bicycle, public transport travel vouchers, bicycle purchase, or cycling/walking equipment, etc. The sum will be payable on beneficial occupancy of the first dwelling. The developer is invited to engage the Highway Authority to undertake the role of Travel plan Coordinator.

Rights Of Way Officer - Advises that the line of Byway 111 in the Community of Bedwellty crosses the site. The developer is advised to ensure that the layout of the site does not block this Public Right of Way, but if this cannot be achieved the Restricted Byway will need to be dealt with by legal order prior to works commencing on-site. However, as layout is a reserved matter, there is no reason the final layout could not be designed to ensure the Right of Way remains un-impacted by the development.

Minerals Officer - The site lies within the sandstone safeguarding area identified in the adopted LDP. The Pennant Sandstone resource in this area is highly valued nationally as it meets the requirements for High Specification Aggregate and the South Wales Coalfield is one of a very limited number of locations within the UK where such a resource exists. There is, therefore, a need to protect the resource because of its special properties and its scarcity nationally.

Prior extraction is unlikely to be a realistic option for minerals other than sand or gravel because of the timescales involved and the investment required. However, the Pennant Sandstone resource within the county borough is extensive and consultation with mineral operators via the LDP process has not identified any interest in development of the resource near the application site. The most likely location for future development of the resource is from extensions to existing sites. It is unlikely that the proposed development could be accommodated on a site outside the sandstone safeguarding area. On balance, therefore, if there is considered to be an overriding need for the development proposal, it may be unreasonable to refuse permission when there is no immediate prospect of the sandstone being worked in this area.

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Countryside And Landscape Services - Provides the following comments:

Existing Vegetation

The retention of hedgerows, individual and groups of trees on this site is crucial to assimilating any development into the landscape. Despite an outline arboricultural plan accompanying the application the layout as submitted pays little regard to the existing internal field pattern or existing trees within the site, other than those associated with the north/western third of the public right of way. The layout will need essential further development to ensure that the significant majority of existing native hedgerows, associated vernacular stone walls along with all existing category A, B and C trees are protected and retained as part of the proposed layout. Also, if permitted the submitted tree survey will require further expansion prior to any development layout being agreed, and retained mature trees will need to be considered for TPO status.

Indicative Layout

The buildings shown on the southern and western perimeter of the proposed development are situated with their facades facing out into the wider landscape or streetscape which is a positive aspect of the layout design. This approach assists in ensuring that the perimeter hedgerows and trees are retained and located within public areas. However, properties that are obliquely positioned on to public or semi-private space will require high quality finishes, including boundary treatments.

Properties bordering the North perimeter and adjacent to the N/W section of the PROW are shown as having their backs to the wider landscape and adjacent PROW. Therefore, essential work is required to the layout to ensure new dwellings face outwards onto the surrounding landscape.

Details of the two proposed entrances into the site will need to be developed further showing how the loss of existing hedgerows will be mitigated and how the rural character of this area can be maintained and enhanced. This is also suggested for the eastern boundary of the site.

In terms of the proposed public open space it is noted that it is crossed at several points by access roads, which would benefit from reduction and rationalisation. It is also recommended that appropriate tree planting follows an informal approach (to avoid framing the corridor, and outside the immediate powerline corridor), with existing trees retained and additional groups of trees planted to create positive open spaces.

The use of softer green approaches to the area between the fronts of properties and the highway is encouraged, as well as the use of Sustainable Urban Drainage Solutions (SUDS), for example, permeable block driveways and parking areas, and swales along with detention/retention ponds could be located appropriately through the site.

The indicative layout is also lacking any street trees. Street and front garden trees would add visual quality to the development. Therefore, if approved, a detailed palette of soft and hard landscaping should be provided to ensure the proposal reflects the existing landscape character.

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Soft landscape maintenance and management

A 5 year maintenance and 25 year management plan are recommended prior to the Full approval (for clarification this would refer to a Reserved Matters approval), and that a Section 106 agreement be obtained to guarantee the long term management for all existing vegetation and proposed soft landscaping which is outside of residents' ownership.

Senior Arboricultural Officer (Trees) - Raises no objection to the proposed development but recommends that the applicant provide a detailed Tree Protection Plan for the retained trees that will be incorporated into the site specific Arboricultural Method Statement, that shall be required prior to the granting of full planning permission (or in this instance, a Reserved Matters approval). A hedgerow and tree placement planting plan shall also be submitted by the applicant in accordance with the recommendations of the Hedgerow Regs Survey Report and the Arb Constraints Plan. These requests can adequately be addressed by way of suitably worded conditions.

CADW - Based on the submitted Heritage Desk-based Assessment that considers the potential impact of the development on Maes Manor Historic Park and Garden, which is located some 475 metres to the west of the application site, no objection is raised.

CCBC - 21st Century Schools - Confirms that adequate school place provision exists at present.

Head Of Public Protection - Requests an air quality impact assessment to be undertaken by the developer to assess the air quality impacts of the proposed development upon the immediate highway network.

CCBC Housing Enabling Officer - Requires the provision of 25% affordable housing to be provided onsite. Based on the proposed number of dwellings at 300, this would equate to 75 affordable dwellings. All affordable homes will need to be delivered in clusters of no more than 6 homes.

Senior Engineer (Land Drainage) - No objection subject to a Condition requiring details of land and surface water drainage to be agreed with the Local Planning Authority prior to the commencement of works onsite.

Parks And Open Spaces - Endorses the provision of play provision in the forms of LAPS (3 no.) and LEAPS (2 no.). Given the scale of the development it would be prudent to provide a space for older children too. This could come in the form of a tarmac surface area (16 metres x 12 metres) enabling safe ball play and in doing so moving children off the streets. It would also be relevant to explore options of enhancing connectivity to the local network of cycle paths.

Head Of Public Services - Provides advice to the developer regarding refuse collection to inform any reserved matters application.

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Dwr Cymru - Confirms that sewer capacity exists at present to accommodate foul flows from the proposed development, but that capacity does not exist to accommodate any surface water flows (an issue to be addressed by way of land and surface water drainage scheme condition to be agreed).

The issue of potable water to serve the proposed development is raised, and more specifically that the current water supply system could not accommodate the proposed development. The developer is advised by Welsh Water that a hydraulic assessment is required in order to understand the impact of the proposed development would have on the existing water supply system.

Given the scale of the development, and the subsequent revenue created, the proposed development should be sufficient to offset the cost of the improvement (if necessary). In light of this issue, a Condition will be attached to the permission requiring a potable water scheme to serve the development to be submitted to and approved in writing by the Local Planning Authority. This pre-commencement Condition suitably manages the issue of potable water supply.

Police Architectural Liaison Officer - Raises no objection to the development. Advise the applicant to follow the standards found within Secured by Design to ensure the development is safe and sustainable for the future, and minimise the risk of anti-social behaviour and crime occurring.

Strategic & Development Plans - Raises no objection to the proposal. Full comments are contained in the 'Principle of the Development' section of the Analysis found below.

Ecologist - No objection subject to several conditions. More detailed information relating to ecology is outlined below.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, in various locations around the periphery of the site and 30 neighbour consultation letters were sent out.

Response: A total of 39 responses from local residents objecting to the proposal have been received and a summary of the objections is set out below.

Summary of observations: Three petitions against the development have been received. It should be noted that one of these petitions relates to the Candidate site allocation previously submitted in relation to the Replacement LDP. This petition was submitted in April 2016 and is therefore not directly arising from the current application. However, for completeness the petition was received on 3rd April 2016 and contained 397 signatures. The basis of the petition was based on the following:

- Development is outside of settlement;
- Impact on wildlife;
- Impact on public Right of Ways;

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- Disturbance during construction phase;
- Increased road traffic;
- Local services (health care facilities, schools, etc.) will not be able to cope with increased demand;
- Impact on utilities (sewerage, water supply, etc.);
- Coalescence of villages; and
- Pylons cross the site.

In relation to the current application, two petitions have been received.

The first petition was received on 12th October 2017 and contained 67 signatures. This petition specifically related to the highway implications of the development having a negative impact on the existing highway infrastructure.

The second petition was received on 20th November 2017 and contained 90 signatures. The petition requested a full feasibility study by the Highways Authority to assess the impact of the development on the existing highway network.

Summary of observations:

The local objection can be summarised as follows (in no particular order):

1. Development is against planning policy;
2. Redevelopment of Brownfield sites should be prioritised;
3. Welsh Government are pressurising Local Councils to develop 'any available land' for development purposes;
4. The development represents 'area cramming'/development is too large;
5. The application was not communicated to residents satisfactorily;
6. Loss of greenfield land/area of natural beauty;
7. Lack of green space in Cefn Fforest;
8. The Site is a Green wedge;
9. Development will result in the coalescence of villages;
10. Adverse Impact on Air Quality;
11. Access Road proposed is inadequate;
12. Improvement to 'Harry's Lane' are insufficient;
13. Increased traffic volume;
14. Local road network not suitable for additional traffic;
15. Transport Assessment inadequate;
16. Existing road network is in a poor state of repair and will get worse as a result of the development;
17. Park and Ride Facilities at Bargoed and Pengam Train Stations will not cope;
18. Public transport is not sufficient to deal with the development;
19. The development will adversely affect Public Rights of Ways crossing the site;
20. Sewerage system cannot cope with additional foul discharge;
21. The water pressure in the area may be negatively affected;
22. The site was previously mined which may impact on ability to develop site;

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23. Local services (health care facilities, schools, etc.) will not be able to cope with increased demand;
24. Unacceptable loss of open space;
25. Adverse impact on wildlife/ecology features including the Special Area of Conservation at Aberbargoed Grasslands;
26. Prevent persons being able to access the site for dog walkers;
27. Decrease in value of properties in area;
28. Housing developments should be included in 'All Wales' Plan and not brought forward in advance;
29. The development will have an adverse visual impact;
30. The disruption during the construction phase will be unacceptable;
31. Pylons crossing the site would result in a sub-standard development;
32. The pylons cause noise pollution that will impact future dwellings;
33. Loss of views;
34. Loss of privacy;
35. Adverse impact on quality of life;
36. Existing local residents should have a council tax reduction.

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? The Council's Ecologist has made the following comments regarding the application.

There is no statutory or non-statutory nature conservation sites located within the boundary of the site. The western boundary of the site lies within 200m of the Aberbargoed Grasslands National Nature Reserve (NNR), Special area of conservation (SAC) and Site of Special Scientific Interest (SSSI). A number of Sites Important for Nature Conservation (SINC's) lie within a 1.5km radius of the site. The closest of which is 100m to the west of the proposed site, Tyn-y-Pwll Wood and Tip SINC.

An Extended Phase 1 Habitat Survey undertaken in September 2015 (which is outside the optimal period for the identification of grassland species) identified that the dominant habitat type across the site is semi improved grassland. Small areas of unimproved grassland are located within a mosaic of bracken and semi improved grassland along the course of the track that runs through the site. An extensive system of hedgerows is present within the site, including both intact and defunct hedges and hedgerows with standard trees. The hedgerows provide linkages to the hedgerow system present within the wider countryside.

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There are a number of individual trees on site, some of which have Tree Preservation Orders as well as a small area of woodland/woodland copse. Remnants of dry stone walls are located at the base of some of the hedgerows including those associated with the old track way/green lane. Bracken is common at the base of all hedgerows, along the periphery of the old track and along the field margins.

Hedgerows

Thirteen of the nineteen hedgerows present on the site were assessed under the Hedgerow Regulations 1997 and were confirmed as being 'important' hedgerows. The hedgerows were also confirmed as being used by bats for foraging and commuting through the site, particularly hedgerows H10, H11, H12, H13, H6, H8, H19, H18, H16 as well as the small patch of woodland/woodland copse in the north west corner. These hedgerows were an important link through the site from the woodland SINC to the west to open countryside in the east. The current submitted site layout plan has retained the majority of the boundary hedgerows, but has only retained H10 and H11 within the site, resulting in connectivity through the site to the wider countryside for bats being lost. The bat survey report confirms that H12 was frequently used by several species of bat, which was part of the important link through the site allowing bats to get from the east to the woodland SINC in the west. Therefore, an amended site layout plan that retains the hedgerow links through the site (as dark corridors) needs to be submitted. The lighting of the dark route through the site in the form of hedgerows needs to be retained. Also the wooded copse/ small patch of woodland in the north west corner also needs to be kept as a dark area so that bats are not adversely affected. The submitted block plan shows that a LEAP is to be located in front of the wooded copse. If this area requires lighting then it will need to be directed away from the confirmed bat roost and be low level lighting. Based on these considerations, several Conditions will be required to ensure appropriate protection of these hedgerows.

In regards to Protected Species, several were recorded to be using the site.

Bats

The submitted survey work is dated 2015. The current guidance on standards for Bat Surveys (Bat Conservation Trust, Bat Surveys for Professional Ecologists, Good Practice Guidelines, 3rd Edition, 2016) states that survey data should be from the last survey season before a planning or licence application is submitted. Therefore, an updated Bat Roost and Transect Survey will be required as part of the reserved matters application. Conditions are requested to ensure no clearance works are undertaken that may impact on existing Bats using the site.

Reptiles

The Reptile survey was carried out during the optimal time of year for reptile surveying. The site contained several areas within the survey site that were suitable for basking reptiles, such as south facing banks, rubble piles, the base of hedgerows and walls, and areas of rough grassland. Two reptiles species were recorded during the survey visits. Slow worm and common lizard were found to be present on site. Both of which are a Section 42 Species. Common toad was also found which is also a Section 42 Species and a UK Biodiversity Priority Species. The animals recorded were notably concentrated along the old track/carriageway with its associated walls and banks.

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The stone walls at the base of the hedgerows bordering the track afford extensive potential reptile habitat and therefore the attractiveness of the artificial refuge and therefore the use made of the mats by reptiles is likely to be affected, resulting in a lower count leading to an underestimation of population size. The unmanaged hedgerows dividing the field system afford excellent basking and natural refuge areas for reptiles such as slow worm although numbers recorded were lower in these areas. The main grassland areas have limited value to reptiles as they are subject to periodic disturbance through grazing and through the cutting for hay. Conditions are requested based on these findings.

Breeding Birds

15 species of bird were recorded feeding within the site during the extended phase 1 survey. Anecdotal evidence from a local resident suggests that barn owl have been seen foraging in fields immediately outside of the survey area. The retention of the small area of woodland/woodland copse and hedgerows within the site will ensure that birds can continue to breed on site. Some bird nesting habitat will be removed to facilitate development and the timing of vegetation removal should therefore be conditioned.

Invertebrates

Initial surveys of fields F1 and F2 indicate that these fields contain some species favoured by Marsh fritillary Butterflies, an important population of which is known to be present within 200m of the site boundary. Records obtained during the data search show that Small Pearl Bordered Fritillary and Dingy Skipper Butterflies have also been recorded in close proximity to the site. The mosaic of habitat associated with the track also provides habitats suitable for butterflies. Further survey work will be required in order to ascertain the importance, if any, of the site to butterfly species. These surveys shall be undertaken during the appropriate season (May to September) and should concentrate on identifying areas important for protected and/or rare species. Should Marsh Fritillary be found then further consultation with Natural Resources Wales will be required and appropriate licences and consents obtained before works on areas where the species has been found can commence.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The application is for residential development and as such if granted it would be liable to pay the Community Infrastructure Levy at the reserved matters stage. Cefn Fforest/Blackwood lies within the Mid Viability Area and new general market housing is liable to pay £25 per square metre (index linked). In order for the development to benefit from any social housing relief, any exemptions need to be claimed strictly in line with the CIL Regulations. It is also noted that the Community Council will benefit to the sum of 15% of the CIL levy collected.

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ANALYSIS

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

The site lies outside the settlement boundary for Blackwood/Cefn Fforest as designated in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP). The main issues are:

- Whether the proposed development conflicts with national and local policies designed to protect the countryside.
- Whether the proposed development would result in an increased level of highway traffic to result in a detrimental impact on highway safety.
- The impact of the proposed development on the ecological and landscape value of the existing site.
- What weight should be afforded to the Council's lack of a 5-year housing land supply in light of the dis-application of paragraph 6.2 of TAN1.

These issues are discussed in turn below in relation to the relevant planning policies coupled with the comments of Consultees.

Development outside the Settlement Boundary

Strategy Policies

The application site is a greenfield site located in the Northern Connection Corridor (NCC) located on the edge of the settlement of Blackwood.

Policy SP5 Settlement is the key policy mechanism for achieving resource efficient settlements within the LDP. This Policy states that settlement boundaries are defined in order to define the area within which development would normally be allowed, taking into account material planning considerations; promote full and effective use of urban land and thus concentrate development within settlements; prevent the coalescence of settlements, ribbon development and fragmented development; and prevent inappropriate development in the countryside. The site falls outside but immediately to the north of the settlement boundary for Blackwood. Therefore, the application is contrary to Policy SP5 of the Adopted LDP. However, notwithstanding this, there are material planning considerations weighing in favour of approving the site for development, and these are discussed below.

Policy SP2 Development Strategy (NCC) requires development proposals within the Northern Connections Corridor (NCC) to promote sustainable development. Specifically proposals in this area should: be targeted to both greenfield and brownfield sites having regard to the social and economic functions of the area; reduce car borne trips by promoting more sustainable modes of travel; make the most efficient use of existing infrastructure; and protect the natural heritage from inappropriate forms of development.

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The application site is a greenfield site that is very well related to the existing settlement of Cefn Fforest and will contribute to the social and economic function of the area. Furthermore, by way of Section 106 agreement, a variety of measures have been agreed, primarily in terms of encouraging the use of public transport that should reduce car borne trips. A number of relevant conditions will be attached to the permission to ensure the proposal pays full regard to the natural heritage of the site and surrounding area.

Within the NCC development can be permitted on both brownfield and greenfield sites, where it has regard to the social and economic function of the area. Policy SP4 Settlement Strategy identifies Blackwood as one of two Principal Towns that serve the NCC. The LDP seeks to enhance the role and function of existing Principal Towns in order to respond to the social, economic and environmental needs of individual settlements. Blackwood is the area's major retail centre and as a result of significant investment in recent years is increasingly recognised as a sub-regional shopping centre. The emphasis for Blackwood in the LDP is largely on strengthening the retail offer of the town whilst developing the area as an economic hub by exploiting opportunities for business, in particular office development.

As a consequence there are very few residential land allocations identified in the LDP within the Greater Blackwood area. Only one allocated housing site remains available for residential development within the town itself, namely HG1.26 Blackwood Ambulance Station and this is in active use as an ambulance station. The other allocated site within the town is HG1.29 South of Thorncombe Road and this has been developed.

Outline permission for 115 dwellings on land at Cwm Gelli was granted on Appeal in 2016. A total of 13 units have been completed in the last year at Woodbine Road and 30 are under construction at the Former Blackwood Junior School. Permission has also recently been granted for development at Coronation Road (7 dwellings) and the Former Red Lion Pub (17 affordable flats), which are both closely related to Blackwood Town Centre.

Within the Greater Blackwood Area a number of sites remain available for development, most notably: Land at Hawtin Park, Pontllanfraith, which has planning permission for 263 dwellings and development has commenced; and Land at Gellideg Heights, Maesycwmmmer, which can accommodate 95 dwellings subject to the signing of the S106 Agreement. When developed, these sites will contribute toward the social and economic functioning of Blackwood Town.

Additionally the nearby former Bedwellty School site is also available for development; however this development is more closely related to Bargoed.

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Policy SP2 also requires that new proposals reduce car borne trips by promoting sustainable modes of travel and make the most efficient use of existing infrastructure. The site is within walking distance of a number of local shops and services at Cefn Fforest and within easy reach of Blackwood Town Centre. There are a number of bus stops within the vicinity of the site which travel between Cefn Fforest and Blackwood. Whilst Blackwood is not on the main rail network, there is a regular bus service that runs cross-valley to Ystrad Mynach and a regular service to Newbridge, both of which are on the main rail network providing access to the wider region. The site is located in a sustainable location in close proximity to a wide range of services and facilities and would be capable of utilising existing infrastructure.

In line with national planning policy, SP6 Place Making requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features. Policy SP6 requires new development to incorporate resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation and the where appropriate through the use of SUDs. Welsh Water have confirmed there is no capacity within the existing sewer network to take additional surface water flows. In accordance with the drainage hierarchy the development will be required to implement Sustainable Urban Drainage Systems (SUDS) as part of the development of the site.

This policy also requires mitigation measures that improve and maintain air quality. The nearest air quality management area is Blackwood High Street. Given the distance of the site from Blackwood High Street, the development is unlikely to result in a detrimental impact on this air quality management area. Notwithstanding this, the Section 106 agreement requires the developer to make substantial financial contributions to encourage use of modes of transport other than the car. This modal shift in travel patterns is an essential part of reducing the growing concerns related to air quality.

Policy SP7 Planning Obligations recognises that new development has the potential to increase pressure on existing community facilities and as such requires the developer to enter into Planning Obligations to mitigate the effects of that development. In the context of this application, the Council has secured the provision of appropriate on site formal and informal open and leisure space, infrastructure improvements to facilitate walking and cycling, the provision of 25% affordable housing, highway improvements, and a financial contribution towards sustainable forms of travel.

The site lies within a Minerals Safeguarding Area as identified by Policy SP8 Minerals Safeguarding. The Minerals Officer's views are outlined above, and for the reasons given, the proposal is considered to comply with the requirements of this Policy.

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Policy SP10 Conservation of Natural Heritage recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Based on the comments the relevant consultees, the impact on natural heritage can appropriately be controlled by way of conditions that will be attached to the Outline planning permission, or subsequent Reserved Matters approval.

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

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

The 2017 AMR was approved by Council in October 2017 and the same recommendation as that in the 2016 AMR was included, confirming the intention to consider each application on its merits having regard to the need to increase the housing land supply. Recommendation R3 of the AMR states that "the Council will need to continue to address the shortfall in the five year housing land supply through proactive action, including:

- To consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;"

National indicators are also included within the AMR for housing land supply and notably these require housing land supply to be monitored based on the residual method as outlined in Technical Advice Note 1: Joint Housing Land Availability Studies (2015). TAN 1 seeks to ensure that there is a genuine 5 year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the 2017 JHLAS indicated that there was only a 2.3 year supply. The housing land supply figure is a material consideration in determining planning applications for housing.

The development of the site is contrary to the provisions of the Adopted LDP in so far as the site lies outside of the settlement boundary for Blackwood. However this needs to be balanced against the urgent need to increase the housing land supply within the county borough, and the strategy in the LDP that supports development on greenfield sites in this area.

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Policy SP15 Affordable Housing Target seeks to deliver through the planning system at least 964 affordable dwellings over the plan period in order to contribute to balanced and sustainable communities. The application proposes 300 dwellings in an area of housing pressure and in an area with considerable housing need. Within the NCC the plan seeks to secure 25% affordable housing to meet the identified needs in the area. Consequently there is the potential for the proposal to deliver in the region of 75 affordable homes. In the interests of creating sustainable communities a variety of tenures should be considered. LDP 1 Affordable Housing Obligations (Revision), July 2017, provides supplementary planning guidance on the delivery of affordable housing through the planning system.

Policy SP19 Transport Infrastructure Improvements seeks to implement improvements to the existing transport infrastructure, in particular those that: address social exclusion; improve transport links in the Northern Connections Corridor and Southern Connections Corridor; reduce the level of traffic movements and/or congestion within any identified air quality management area; and promote the most efficient use of the transport network. As the application proposes 300 dwellings, appropriate measures have been secured by way of Section 1056 legal agreement which aim to ensure that any existing problems are not further compounded.

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion requires development proposals that have the potential to generate a significant number of trips (either as an origin or a destination) to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot. This will be secured in terms of the layout submitted at reserved matters stage, as well as the Section 106 agreement as discussed previously in this report.

Policy CW2 Amenity requires new development to be compatible with surrounding land-uses. The proposal is for residential development immediately to the north of Blackwood adjacent to an existing residential area.

It is acknowledged that there will be some impact on neighbouring residents and therefore sympathetic development with sensitive boundaries should be sought. Many existing residents use the footpaths that exist on the site. Therefore, the Public Right of Way and bridleways that cross the site shall be retained to ensure connectivity within the development and help link the development with the surrounding built form and open countryside.

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All new housing sites capable of accommodating 10 or more dwellings are required to make adequate provision for well-designed open space and appropriate provision for children's play facilities as an integral part of the development under the provisions of Policy CW10 Leisure and Open Space Provision. Areas of formal and informal open space have been proposed, and more detailed specification of these areas will be required at reserved matters stage.

Policy CW11 Affordable Housing Planning Obligations seeks appropriate levels of affordable housing in order to meet an identified housing need within the area. This site lies within the NCC and as such 25% of the units on the site should be provided in line with the requirements of the policy. The developer has agreed to provide this level of affordable housing and therefore the proposal satisfies the requirements of this Policy.

Policy CW15 General Locational Constraints specifies the type of development that will be permitted outside of the settlement boundary. The proposal is for housing and this type of development cannot meet the provisions of Policy CW15. The proposal is therefore contrary to this policy.

Policy CW22 Locational Constraints Minerals requires proposals for permanent development that impact on minerals safeguarding areas to meet specified tests as laid out in the policy. The whole of the site is within a safeguarded sandstone area, whilst parts of the site are within an identified safeguarded coal area. The Minerals Officer's views have been sought and are summarized above. No objection is raised based on the need to provide additional housing within the county borough.

HIGHWAY IMPACT

Policy CW3 Design Considerations Highways requires development proposals to have regard for the safe, effective and efficient use of the transportation network. A Transport Assessment was submitted with the planning application. Based on this submitted document the Transportation Engineering Manager requested further work be undertaken to assess the impact of the proposed development on multiple key junctions impacted by the proposed development. On receipt of this Updated Transport Assessment (dated December 2017), further information to look at specific key junction was requested. This additional information was submitted in the form of a Transport Assessment Addendum (April 2018).

Based on these three reports, a very robust Transport Assessment of the impact of the proposed development on the surrounding highway network has been undertaken. These documents were sent to a Transport consultancy who confirm the findings of the reports, i.e. that the development will not have an impact on the surrounding highway network to a degree to warrant a refusal of planning permission. For this reason, coupled with the imposition of several Highways Conditions the application is considered to be acceptable in highway safety terms and therefore compliant with Policy CW3.

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LANDSCAPE AND ECOLOGY

Trees and Hedgerows make a positive contribution to both the natural and built environment. They enhance the character and diversity of the landscape and offer substantial environmental benefits. Policy CW6 Trees, Woodland and Hedgerow Protection therefore requires proposals to ensure that effective measures are taken to ensure the protection of existing trees and hedgerows on development sites. LDP 4: Trees and Development supplements this policy.

The planning application was accompanied by the following documents: Arboricultural Constraints Plan; Tree Report; Heritage Desk Based Assessment; Hedgerow Survey; and a Landscape Character & Visual Impact Assessment.

The comments of the Council's Landscape Architect and Senior Arboricultural Officer are outlined earlier in the report. In summary, both consultees raise no objection to the proposed development subject to the reserved matters application being strongly informed by their requested conditions and related comments. These conditions will ensure that any development is delivered in a way that pays due regard to the existing landscape value of the site and the existing trees and hedgerows contained within it. For these reasons it is considered that the development accords with Policy CW6 and is acceptable in landscape terms.

Policy CW4 relates to Natural Heritage Protection. The planning application was accompanied by the following documents: Invertebrate Survey; Bat Tree & Activity Report; Dormouse Survey; Reptile Survey; NVC Vegetation Survey; and a Phase 1 Habitat Survey.

The comments of the Council's Ecologist are outlined earlier in the report. In summary, based on the information submitted, no objection is raised subject to the imposition of various conditions that ensure the proposal does not have an unacceptable impact on the ecology of the site. Several of these conditions will inform the reserved matters application. For these reasons it is considered that the proposed development is acceptable with regard to Policy CW4.

5 year Housing Land supply

Planning Policy Wales (PPW) has a presumption against inappropriate development. It confirms that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations would clearly outweigh the harm. In this instance, the exceptional circumstance that needs to be considered is the lack of a 5 year housing land supply. This is discussed in more detail below.

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PPW requires local planning authorities to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study (JHLAS). Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (TAN1) says that the results of the JHLAS should be treated as a material consideration in determining planning applications for housing.

The Caerphilly JHLAS for 2017 shows that there is a 2.3 year land supply when calculated using the residual method as required by TAN 1. The lack of a five-year housing land supply is a matter of serious concern that needs to be addressed if the overall housing requirement is to be met over the plan period. The monitoring evidence indicates that it is unlikely that this position will improve in the short term.

Welsh Government's decided on 18 July 2018 to dis-apply Paragraph 6.2 of TAN1. Paragraph 6.2 of TAN 1 stated:-

"The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study...the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies".

The effect of this paragraph was to give increased weight to the need for housing to address a deficiency in the 5-year land supply, over other material factors. Its dis-application removed the "considerable weight" that would otherwise have been given to the issue of a lack of a 5-year land supply. It should be noted that the WG decision to dis-apply Paragraph 6.2 only removes the considerable weight to be given to the land supply issue, but the requirement to maintain a 5-year land supply remains and is a material consideration in considering development proposals.

Given the recent change in circumstances in respect of Paragraph 6.2, the merits of the proposed development need to be reconsidered.

The proposed development is considered to be contrary to the Adopted LDP on the following grounds:

- 1 The proposed development is located outside of the designated settlement boundary for Blackwood. As such the proposed development is contrary to the provisions of Policy SP5, particularly Criterion D, and is also contrary to Criterion C of policy CW15, which restricts the forms of development that are acceptable outside of settlement boundaries.

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However, the following issues weigh in favour of the development:

1. Policy SP2 of the Adopted LDP promotes sustainable development on both brownfield and greenfield sites in this part of the borough.
2. There are no landscape or ecological designations associated with the site.
3. The council does not have the required 5-year land supply and the application proposes 300 dwellings, including circa 75 affordable homes, to assist in addressing the issue.
4. The proposed development would have significant knock-on economic and social benefits to the wider community.

The key factor in considering the principle of this application is whether the lack of a 5-year housing land supply, and the consequent need to increase it, outweighs the conflict with the Adopted LDP policies.

Conclusion

Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires a decision on this proposal to be made in accordance with the development plan unless material considerations indicate otherwise. The Adopted Caerphilly County Borough Local Development Plan up to 2021 is the development plan for purpose of Section 38(6).

The proposed development is outside of the defined settlement boundary and is therefore contrary to the adopted development plan. However, given its proximity to the Principal Town of Blackwood, development of the land at Beaumaris Way for housing would represent a sustainable extension to the town, providing much needed family and affordable housing for which there is an acknowledged need and an acknowledged shortfall.

On balance, there is a need for this development and when all factors are considered, it is considered that the need for housing and the requirement to maintain a 5 year housing land supply outweigh the conflict with the development plan policies previously referred to. On this basis no objection is raised on policy grounds.

If members are minded to permit development on the site, then in order to ensure that the site can genuinely contribute toward the 5-year housing land supply, it would be appropriate to specify that development should commence within three years from the date that outline consent is granted (as opposed to the usual five years), with reserved matters submission within one year instead of three.

Comments from Consultees: Blackwood Town Council object to the proposal on the basis that the site is contrary to the Local Development Plan, will have considerable adverse environmental effects, and will impact on the local highway network, schools and surgeries. No such objections have been raised by statutory consultees.

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The Head of Public Protection requested that an air quality assessment be carried out.

However this is not considered to be a reasonable request for the proposed development. The nearest air quality management area is Blackwood High Street and given the location of the application site, and the logical movement of vehicles to and from the site, Blackwood High Street will be largely unaffected by the proposal. In the absence of existing air quality information that establishes there are air quality issues within close proximity of the site, this request is considered to be unreasonable.

The developer has agreed to make a significant financial contribution by way of a Section 106 legal agreement that will encourage future users to utilise forms of transport other than the private car, i.e. buses, bike travel and walking. A condition will also be attached to the permission requiring 20% of new homes being fitted with provision to allow for the installation of electric charging points for vehicles. Such measure will act to counter any air quality impact.

Furthermore, a financial contribution has been agreed with the developer to improve the traffic signals at the junction of Fairview and the A4049 Pengam Road. This will act to improve traffic flows through this busy junction thereby reducing idling times.

For these reasons air quality is not considered to represent a reason to refuse the planning application subject to the conditions contained at the end of the report coupled with the financial contributions towards sustainable forms of travel to be secured by way of a Section 106 legal agreement.

No objection is raised by all other statutory consultees subject to conditions and advice being forwarded to the developer.

The issues raised in the consultation responses from The Landscape Architect, Senior Arboricultural Officer, the Council's Ecologist, the Rights of Way Officer and Welsh Water can be appropriately controlled by way of relevant planning conditions, and should not prejudice the determination of the application.

Comments from public:

1. Development is against planning policy - This issue has been addressed at length above.
2. Redevelopment of Brownfield sites should be prioritised - The issue has been addressed above. Policy SP2 allows for the development of greenfield sites in sustainable locations. The proposal is considered to accord with the requirements of this Policy.
3. Welsh Government are pressurising Local Councils to develop 'any available land' for development purposes - The requirement to provide housing is well established, with each application being considered on its own individual merits.

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4. The development represents 'area cramming'/development is too large - It is considered that the proposed development is of an appropriate density (approximately 30 dwellings per hectare), for this edge of settlement location.
5. The application was not communicated to residents satisfactorily - Properties along the boundary of the site were consulted by way of letter, and several site notices were displayed in the vicinity of the application site.
6. Loss of greenfield land/area of natural beauty - This issue has been addressed above.
7. Lack of green space in Cefn Fforest - As the application site is located outside settlement boundary the applicant was not required to undertake an open space assessment in accordance with Policy CW7 of the Adopted LDP.
8. The Site is a Green wedge - The site is not designated as a green wedge. A green wedge bounds the application site to the west.
9. Development will result in the coalescence of villages - Given the position of the site in relation to surrounding settlements this is not considered to be the case. Furthermore, a Green Wedge to the west of the site forms a buffer between the application site and Britannia, which is located over 400 metres away.
10. Adverse Impact on Air Quality - The nearest Air Quality Management Area is Blackwood High Street. For the reasons outlined above, coupled with the Section 106 Agreement that will secure funds for sustainable modes of travel other than the private motor car, it is not considered that the development will have a detrimental impact on air quality.
11. Access Road proposed is inadequate - The Transportation Engineering Manager raises no objection to the proposal based on the submitted Transport Assessment (TA) subject to the imposition of Conditions.
12. Improvement to 'Harry's Hill' is insufficient - An improvement to the junction from 'Harry's Hill' onto the A4049 Pengam Road is a requirement of the planning permission. This junction improvement will improve highway safety.
13. Increased traffic volume - The application was supported by a robust Transport Assessment that was verified by an independent Highways consultancy. Based on the information contained with the TA it is not considered that the development will have an impact on traffic volumes in the area to warrant a refusal of planning permission. A contribution to improving the traffic signals at the junction of Fairview and the A4049 Pengam Road will also be secured by way of the Section 106 agreement. These works will improve flows through these signals.

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14. Local road network not suitable for additional traffic - This issue has been address above at point 13.
15. Transport Assessment inadequate - The application was supported by a robust Transport Assessment that was verified by a Highways consultancy.
16. Existing road network is in a poor state of repair and will get worse as a result of the development - The maintenance of the local highway network is the responsibility of the Local Authority. The proposed new homes will generate Council Tax that will contribute to this highway maintenance.
17. Park and Ride Facilities at Bargoed and Pengam Train Stations will not cope - There is no evidence that is the case, but should it be so, then consideration will have to be given to the improvement of such facilities.
18. Public transport is not sufficient to deal with the development - The Section 106 agreement secures a significant amount of financial contributions to support public transport provision.
19. The development will adversely affect Public Rights of Ways crossing the site - this issue has been addressed above.
20. Sewerage system cannot cope with additional foul discharge - Welsh Water has confirmed there is adequate capacity to serve the proposed development.
21. The water pressure in the area may be negatively affected - This issue has been addressed above as well as by way of relevant condition. The developer will be required to undertake a hydraulic assessment to ensure the current water supply system is able to serve the proposed development. If considered necessary, and depending on the likely date of commencement, the developer may have to contribute to the upgrading of the current system.
22. The site was previously mined which may impact on ability to develop site - The application site is located entirely within the Low Risk Coal Mining Legacy area as defined by the Coal Authority Maps. High risk areas are to the west and east of the application site, but they do not impact on the acceptability of this development.
23. Local services (health care facilities, schools, etc.) will not be able to cope with increased demand - The Council's Education department have confirmed that adequate space is available in local schools to accommodate the new development. Additional pressure on local doctor's surgery is a matter for the health board to consider.
24. Unacceptable loss of open space - The Council's Landscape Architect does not object to the development of the site subject to conditions ensuring its landscape value is preserved as much as practicable.

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25. Adverse impact on wildlife/ecology features including the SAC - No objection is raised by the Council's Ecologist subject to conditions.
26. Prevent persons being able to access the site for dog walkers - The existing right of way through the site will be retained as part of any development.
27. Decrease in value of properties in area - This is not a material planning consideration.
28. Housing developments should be included in 'All Wales' Plan and not brought forward in advance - Planning applications must be determined in accordance with relevant local and national planning policy taking into account all material planning considerations. This has been the case for this application.
29. The development will have an adverse visual impact - See point 24.
30. The disruption during the construction phase will be unacceptable - Whilst there will inevitably be a degree of disruption during construction, given the position of the application site and related available space, this is unlikely to be a significant issue. Notwithstanding this, Conditions would be attached to any reserved matters approval to protect the amenity of nearby properties during construction works.
31. Pylons crossing the site would result in a sub-standard development - This is not considered to be the case. The powerlines crosses the site are a constraint that will inform the proposed layout.
32. The pylons cause noise pollution that will impact future dwellings - This is not considered to be an issue, and no objection has been raised by the Head of Public Protection in this regard.
33. Loss of views - This is not a material planning consideration.
34. Loss of privacy - Given the distance of the application site from the nearest existing properties it is not considered that privacy will be an issue. However, this issue would be fully considered at reserved matters stage when a detailed layout is proposed.
35. Adverse impact on quality of life - It is unclear how the construction of new dwellings adjacent to existing dwellings will detract from quality of life.
36. Existing local residents should have a council tax reduction - This is not a relevant consideration.

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Other material considerations: The proposed development involves losing agricultural land and is a material planning consideration.

This issue is address in Planning Policy Wales. It states at Paragraph 4.10.1, "In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

The application site is Grade 4 land and therefore its loss to development does not represent a reason to refuse the planning application.

The recommendation is to require the applicant to enter into a S106 Agreement in respect of Affordable Housing provision and highway improvement works. The applicant has agreed to enter into such an agreement on the terms outlined. However there are tests for S106s which have to be met.

These are as follows:-

- (a) The financial contribution, arrangements and works contained in the obligation are required.
- (b) They are directly related to the development, and;
- (c) They are fairly related in scale and kind to the development.

With regard to the first of these the arrangements required in respect to affordable housing are to comply with Local and National policy. In terms of the highway improvement works these are to mitigate the highway impact of the development.

In respect to the second point this is an area of housing pressure and affordable dwellings are required in the Blackwood/Cefn Fforest area. It is considered essential that this proposal will provide a substantial allocation of such properties for the benefit of residents. In terms of the highway contributions, the works to the Fairview traffic signals, and the sustainable transport contribution are directly related to the development.

The third point relates to fairness of scale and kind. In this regard discussions with the developer have resulted in an affordable provision of 25%, up to 75 of the 300 houses. In view of the projected financial position for this site these levels were considered to be reasonable. It is also considered that the financial contribution towards highway improvement works and sustainable transport are fairly related to a development of this scale.

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In the circumstances it is recommended that the application be deferred pending the signing of a Section 106 Agreement in respect of the provision of 25% affordable housing comprising social rented housing. The affordable units will need to be transferred at the values contained within the Council's current SPG dated July 2015. The social rented units will be delivered to the Welsh Government's Design Quality Requirements (DQR) and transferred to the Pobl Group. The developer will need to deliver the homes at the affordable values set out within the Council's current SPG on affordable housing.

Upon the completion of this agreement the application be approved on the basis of the conditions stated below.

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 (A) that the application be DEFERRED to allow the applicant to enter into a Section 106 Agreement as set out in this report. On completion of the Agreement (B) that Permission is GRANTED.

This permission is subject to the following condition(s)

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

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- 04) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Prior to the commencement of works onsite a timescale for the improvement of the potable water supply in the locality of the development shall be submitted to and agreed in writing with the Local Planning Authority. The required improvements shall be completed in accordance with this agreed scheme.
REASON: To ensure the site is served by a suitable potable water supply.
- 07) The means of access serving the proposed development from Heol Pit Y Ceiliogod and Beaumaris Way shall be laid out, constructed and maintained thereafter with visibility splays of 2.4m x 43m. No obstruction or planting when mature exceeding 0.9m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 08) The estate layout shall be designed to the principles of Department of Transport documents Manual for Streets and Manual for Streets 2.
REASON: In the interests of highway safety.
- 09) There shall be no pedestrian or vehicular access onto or from any individual residential property onto or from Heol Y Cefn unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.
- 10) Prior to the commencement of work on site a residential travel plan shall be submitted to and approved by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To promote sustainable forms of transport.

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- 11) Notwithstanding the submitted plans, as part of the reserved matters submission, full engineering details of the off-site infrastructure improvements detailed below, and the timing of their implementation shall be submitted to and approved in writing by the Local Planning Authority. These infrastructure improvements shall include:-
- Road junction improvements to the A4049 Pengam Road/unnamed lane (referred to locally as Harrys Hill);
 - Proposed village 'Gateway' feature on Heol Y Cefn with appropriate road markings and signage;
 - Footway improvements to Heol Pit Y Ceiliogod and Beaumaris Way by way of pedestrian crossing provision;
 - Proposed new bus stop and shelter located on Heol Pit Y Ceiliogod.
- The improvements shall be completed in the timescale agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.
- 12) Off street parking provision shall be provided in accordance with the Local Planning Authority's Adopted Supplementary Parking Guidance LDP5 Car Parking Standards.
REASON: To ensure appropriate levels of car parking are provided.
- 13) The reserved matters details to be submitted shall include an amended site layout plan to include the retention of the existing hedgerow links (H12 and H13) through the site for bats. The agreed plan shall be complied with.
REASON: To ensure adequate protection for protected habitats and species.
- 14) The reserved matters details to be submitted shall include details of the retained wooded copse and hedgerows within the site, together with new woodland/hedgerow planting and areas of retained and enhanced grassland. The agreed details shall be complied with.
REASON: To ensure adequate protection to protected habitats and species.
- 15) No trees or hedgerows within the site shall be removed prior to the approval of the reserved matters application.
REASON: To ensure adequate protection for protected habitats and species.
- 16) The reserved matters details to be submitted shall include details of the hedgerow and green lane enhancement planting and management, including a species list detailing the name and origin of native broadleaved trees and shrubs to be used to plant up the existing hedgerows and green lane and a 5 year management plan. The approved details shall be complied with.
REASON: In the interests of biodiversity conservation and enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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Application No. 17/0681/OUT Continued

- 17) The reserved matters details to be submitted shall include details of the retained grassland habitat (present under the pylon lines) for Section 42 Invertebrate species together with any proposed seed mixes for enhancement. The agreed details shall be complied with.
REASON: To ensure adequate protection to protected species.
- 18) The reserved matters details to be submitted shall include a 10 year grassland management plan, which shall include details of the timing of its implementation. The approved details shall be complied with.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 19) The reserved matters details to be submitted shall include a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 20) The reserved matters details to be submitted shall include an updated bat roost and transect survey to inform the reserved matters application.
REASON: To ensure up to date consideration of protected species, in the interests of biodiversity.
- 21) The reserved matters details to be submitted shall include a detailed reptile mitigation strategy prepared by a competent ecologist to inform the reserved matters application. The approved mitigation strategy shall include any translocation or mitigation measures and shall be complied with.
REASON: To ensure reptiles are protected.
- 22) Site clearance operations and any site works that involve the destruction and removal of vegetation, including felling, clearing or the removal of trees and shrubs or hedgerows within the proposed site shall not be undertaken during the months of March to August inclusive in any given year, unless approved in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 23) The reserved matters details to be submitted shall include a detailed vegetation survey of fields F1 and F2 between May and July for floristic features favoured by Marsh Fritillary butterflies and other rare/protected butterfly species.
REASON: To ensure proper measures are taken to safeguard the habitat of Marsh Fritillary Butterfly and other rare/protected butterflies.

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- 24) The reserved matters details to be submitted shall include an Invertebrate survey between May to September concentrating on butterfly species. If evidence of Marsh Fritillary Butterfly is found then consultation with NRW will be required and appropriate licences and consents will need to be obtained before any works commence on site. A copy of the survey, any consents and appropriate licences will need to be submitted to the Local Planning Authority for approval.
 REASON: To ensure up to date consideration of protected species, in the interests of biodiversity.
- 25) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
 - g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
 - h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
 - i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
 - j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

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- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

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

REASON: In the interests of visual amenity.

- 26) Notwithstanding the submitted master plan details shall be submitted at reserved matters that shall take into account the need to provide appropriate leisure facilities to meet the needs of the residents of the proposed development. Those facilities shall include areas of well-designed open space that benefit from good access and surveillance, a suitably sized equipped play area and a suitably sized all weather sports court.

REASON: To comply with policy CW10 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 27) Prior to the commencement of the development hereby approved, a construction phase noise scheme (to include proposed hours which the developer intends to work) shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the scheme shall be implemented as agreed.

REASON: To control noise arising from the development.

- 28) Prior to the commencement of the development hereby approved, a construction phase dust mitigation scheme shall be submitted to and agreed, in writing, with the Local Planning Authority. Thereafter, the construction phase shall be carried out in accordance with the agreed.

REASON: To control any dust arising from the construction phase.

Cont....

Application No. 17/0681/OUT Continued

- 29) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 30) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:
(a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and
(b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
(c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 31) Prior to the commencement of the development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and agreed in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The development shall be carried out in accordance with the agreed schedule.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area.

Cont....

Application No. 17/0681/OUT Continued

- 32) A Landscape Management Plan, including
(a) long term design objectives,
(b) management responsibilities, and
(c) maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.
The Landscape Management Plan shall be carried out as agreed.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area.
- 33) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 34) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 35) Unless otherwise agreed in writing with the Local Planning Authority 20% of residential units constructed shall have provision to allow for the installation of electric charge points for vehicles.
REASON: To promote less polluting forms of private travel.
- 36) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, received 07.08.2018;
- Drawing No. AM-01, Access & Movement (excluding Layout), received 21.08.2018;
- Arboricultural Constraints Plan; received 07.08.2018
- Tree Report; received 07.08.2018
- Heritage Desk Based Assessment; received 07.08.2018
- Invertebrate Survey; received 07.08.2018
- Bat Tree & Activity Report; received 07.08.2018
- Dormouse Survey; received 07.08.2018
- Reptile Survey; received 07.08.2018
- NVC Vegetation Survey; received 07.08.2018
- Hedgerow Survey; received 07.08.2018
- Phase 1 Habitat Survey; received 07.08.2018

Cont....

Application No. 17/0681/OUT Continued

- Landscape Character & Visual Impact Assessment; received 07.08.2018
- Transport Assessment received 07.08.2018, Updated Transport Assessment (December 2017) and Transport Assessment Addendum (April 2018)
- Travel Plan received 07.08.2018

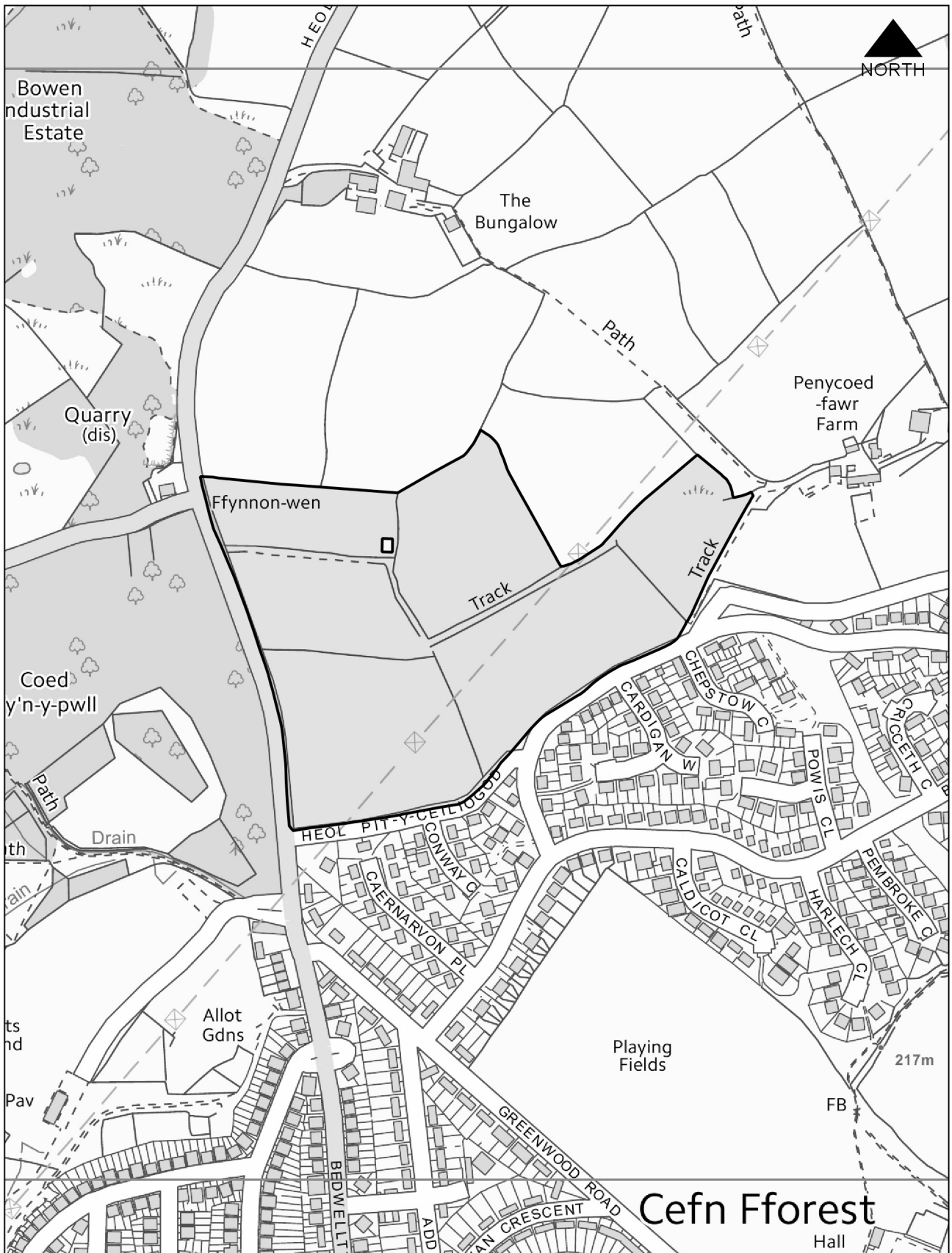
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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: Policy CW2, CW3, CW4, CW5, CW6.

Please find attached the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), The Police Architectural Liaison Officer, The Council's Ecologist, Landscape Architect, Senior Arboricultural Officer and Housing Enabling Officer that are brought to the applicant's attention.

DEFERRED FOR REASONS FOR REFUSAL

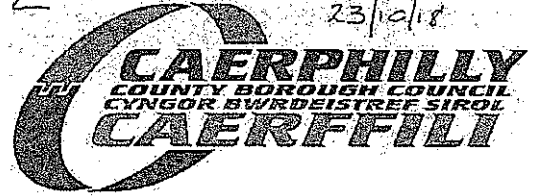


APPENDIX 2

E-mailed
23/10/18

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

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



Swyddfa'r Arweinydd / Leader's Office

www.caerffili.gov.uk | www.caerphilly.gov.uk

Martin Smith
Managing Director
Persimmon Home East Wales
Llantrisant Business Park
Llantrisant
Rhondda Cynon Taff CF72 8YP

Your Ref/Eich Cyf:

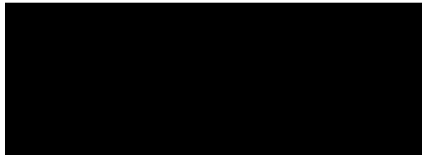
Our Ref/Ein Cyf: DP/KG
Contact/Cyslltwch â:
Telephone/Ffon: 01443 864400
E Mail/E Bost: davidpoole@caerphilly.gov.uk
Date/Dyddiad: 22nd October, 2018

Dear Mr. Smith,

**Application 17/0681/OUT – Residential development at
Beaumaris Way, Cefn Fforest, Blackwood**

Thank you very much for your letter of 18th October 2018 concerning the above planning application. I note your comments, and they will be brought to the attention of the Planning Committee. However, it would be inappropriate for us to meet prior to the application being determined as this is a matter for the Planning Committee, and it may appear that I am favouring one side over the other.

Yours sincerely,



**Councillor David Poole
Leader, Caerphilly County Borough Council**

Gallwch ohebu mewn unrhyw iaith neu fformat | Correspondence may be in any language or format
Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi | Corresponding in Welsh will not lead to any delay



**Prifddinas
Ranbarth
Caerdydd** | **Cardiff
Capital
Region**

Mae'r llythyr hwn oddi wrth aelod unigol ac nid wedi ei ysgrifennu ar ran y Cyngor.
This correspondence is from an individual member and is not written on behalf of the Council.



PERSIMMON

Cllr David Poole
 Leader of Caerphilly County Borough Council
 For the Attention of Karen Green
 Penallta House
 Tredomen
 Ystrad Mynach
 CF82 7PG

PERSIMMON HOMES EAST WALES

Llantrisant Business Park

Llantrisant

Rhondda Cynon Taff

CF72 8YP

Tel: 01443 223653

Main Fax: 01443 237328

www.persimmonhomes.com

18th October 2018

Dear Cllr Poole,

Planning Application 17/0681/OUT – Residential Development at Beaumaris Way, Fforest, Caerphilly

My colleagues and I have been working constructively with the local planning authority to deliver the residential development at Heol-Y-Cefn, Cefn Fforest, Blackwood for over 3 years, promoting the site in the proper manner and seeing its inclusion in the deposit plan before submitting an application.

I was therefore extremely disappointed to learn that members of the planning committee voted to defer the application suggesting reasons for refusal contrary to officer's recommendation. Whilst I appreciate that members of the committee would not have taken this decision lightly I felt it important to write to you to hopefully allow further dialogue / reflection before a final decision is made ..

The Planning Case

The members decision was in formed by debate on the adopted plan and recent changes to Technical Advice Note 1: Joint Housing Land Availability Studies (TAN1), and as such I would like to address each in turn in order to provide important clarification .

I was surprised to learn that members were concerned that the application would undermine the adopted plan and more generally the plan-led approach. When successive annual monitoring reports identified the need for a replacement plan we worked with you to secure an allocation in that plan. This site was identified due to its sustainability credentials and compliance with adopted spatial policy objectives .This work was ultimately undone by the Council's decision to abandon the deposit plan which and with respect, does not halt or 'set in aspic' the need for planning decisions to be made in the public interest. Indeed as a major business and local employer / investor in the area I am sure you can understand that we cannot simply stand by and effectively abandon the promotion of sites that accord fully with local and national policy. If we were to do so our business would simply grind to a halt.

I understand the discussion then turned to recent changes to TAN1. These changes do not suspend TAN1 nor do they negate the need to secure a 5 year housing land supply. They simply state that it is for the decision maker to determine the weight to be afforded the need to increase the housing land supply. When viewed in the context of a plan that has been recommended for replacement and a land supply figure of 2.3 years – with a shortfall of 2,750 dwellings – the need to increase the supply of housing carries significant weight. Alongside the policy compliance position this is the reason we have continued to promote the scheme despite the Councils decision to abandon the plan. To do otherwise would have been irresponsible from both a business and policy perspective.

To add further detail to this and hopefully initiate further dialogue this letter seeks to outline the facts.

Analysis of the reasons for refusal

Members put forward four reasons to refuse the application which I will comment upon in turn:

- The proposal would result in the loss of Greenfield land;
- The proposal is located outside of the settlement boundary;
- The proposal would have an unacceptable impact on the highway network; and
- The pupils generated by the proposal could not be accommodated in the local school

Loss of Greenfield land

Policy SP2 of the adopted plan focuses significant development **on both** brownfield and greenfield sites. Refusing the application on the basis that it would result in the loss of greenfield land is therefore a fundamentally incorrect policy position. On that basis the suggested reason for refusal is unarguable.

Outside of settlement boundary

The application site represents a logical and sustainable extension of the settlement. Policy SP5 acknowledges that material considerations can justify development outside of settlement boundaries, whilst the wording of policy SP2 supports Greenfield releases in the Northern Connections Corridor within which this site sits. The suggested reason for refusal is therefore contrary to the spatial strategy of the adopted plan which is confirmed in your officers' advice. On that basis, the suggested reason for refusal is unarguable.

Impact on the highway network

The application was reported to committee with no objections from the highway authority and officers confirmed that they would not defend a reason for refusal on highway grounds as the transport assessment was amongst the most robust they had seen. The suggested reason for refusal is not therefore based on any evidence or identified harm, and is contrary to officer's advice. On that basis, the suggested reason for refusal is unarguable.

Impact on school capacity

The application was reported to committee with no objection from the education department, and officers confirmed that capacity was not an issue. The suggested reason for refusal is not therefore based on any evidence or identified harm, and is contrary to officer's advice. On that basis, the suggested reason for refusal is unarguable.

Conclusion on suggested refusal reasons

The above is very clear and very simple. My reason for doing this is to allow you and the members of the committee some time for reflection as my wish is to avoid appeal and have the decision made locally and hopefully positively. Put simply the scheme proposed is compliant with all local and national policy with no technical objections preventing its approval.

Well Being of Future Generations Act

In addition to this, planning decisions must also seek to understand the positive attributes that a scheme will bring forward which are an important part of the planning balance. To assist in this I now outline these with regard to the Well Being of Future Generations Act which provides us all with a measure to help determine a schemes acceptability which is used in concluding Appeal decisions.

A Prosperous Wales

The socio - economic benefits associated with our proposal are significant. The current proposal represents an investment of **£30,000,000** in Cefn Fforest, Blackwood by Persimmon. An investment of this magnitude would:

- Create **51 construction jobs and a further 76 indirect** in the community, which would benefit the people and the local economy;
- Residents will generate a first occupation windfall (the amount spent on making a house a home) of **£1,500,000** which would be spent in local businesses, further improving the local economy;
- Generate Council tax receipts of **£375,300** per annum, which would be spent on maintaining and improving local services and facilities; and
- Contribute **£496,000** to the Community Infrastructure Levy, which would be spent on local infrastructure improvements.
- Deliver a range of 2, 3 and 4 bedroom open market and affordable homes which will help future generations afford to live, work and play in Cefn Fforest, Blackwood. This in turn will assist in the provision of more available housing in the area therefore satisfying the existing demand and keeping house prices at an obtainable level.
- Deliver up to 75 affordable houses (Policy Compliant) within this plan period. We have already agreed to transfer these properties to Pobl should planning permission be approved.

A Resilient Wales

The proposal will maintain a resilient Wales by retaining areas of ecological value and mitigating the impact of the proposal through sensitive screening, landscape planting and sustainable drainage.

A Healthier Wales

The proposal will promote a healthier Wales through a well integrated development located in close proximity of local amenities and schools which encourages walking and cycling within and beyond the development.

A More Equal Wales

The proposal will facilitate a more equal Wales by providing a range and choice of private and affordable houses.

A Wales of Cohesive Communities

The proposal will deliver a Wales of cohesive communities through a well-designed, integrated and attractive form of development that welcomes both social and private home owners.

A Wales of Vibrant Culture and Thriving Welsh Language

The proposal will protect and promote culture, heritage and the Welsh language by providing a range of attainable and accessible homes that provide opportunities for existing and new residents to live, work and play in the community of Cefn Fforest and beyond.

A Globally Responsible Wales

The proposal will ensure a globally responsible Wales through the provision of energy efficient homes that help reduce emissions and the carbon footprint of homes

Overall Conclusions

I trust that you understand the reason for writing to you which is necessary for me to protect my business and when situations arise that are unexpected I do all I can to address the issues head on and see whether through further dialogue resolution can be sought.

I do not want to have to Appeal but the strength of our case is significant and plain for all to see. I hope that this can be avoided but if it cannot I will be required to pursue an Appeal alongside any associated costs that may be justified.

As ever I would welcome the opportunity to discuss this with you before the application is reported to committee in November. To this end, I would be grateful if your office could contact [REDACTED] to arrange a convenient date.

Yours Sincerely

Martin Smith
Managing Director
Persimmon Homes

Gadewir y dudalen hon yn wag yn fwriadol

Eitem Ar Yr Agenda 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0865/RET 19.10.2018	Mr D Bethell 66 Bluebell View Llanbradach Caerphilly CF83 3GU	Retain sun room 66 Bluebell View Llanbradach Caerphilly CF83 3GU

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at 66 Bluebell View.

House type: The application property is a semi-detached dwelling with a link attached garage to the side. The dwelling is finished in brickwork with a tiled roof. A small lean-to canopy has been erected to the rear of the dwelling which has now been infilled to create a sun room. The original consent for this housing site included a condition that removed permitted development rights for extensions to certain dwellings including the application property.

Development: This application seeks full planning consent for the retention of the canopy structure as built. It is reported to Planning Committee because the applicant is an employee of the Council.

Dimensions: The structure measures 3m wide by 2.25m long by 2.8m high.

Materials: Brickwork and timber cladding with a polycarbonate roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

P/04/0873 - Erect residential development with ancillary roads, footpaths, landscaping and drainage - Granted 24.03.06.

P/06/0695 - Erect residential development consisting of seventy nine houses and one bungalow - Granted 17.08.06.

POLICY

Local Development Plan: Within settlement limits.

Cont....

Application No. 18/0865/RET Continued

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for Householder Development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for Householder Development gives advice on extensions and conservatories.

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? No.

COAL MINING LEGACY

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

CONSULTATION

None.

Cont....

Application No. 18/0865/RET Continued

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 will be reported to Members at Committee.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The purpose of the condition attached to the original consent for this housing estate was to enable the Local Planning Authority to ensure that future extensions do not have a detrimental impact on the privacy or amenity of neighbouring dwellings. In that regard and in that planning consent would not normally be required for the proposal these are the main points to consider in the determination of this application.

With regard to privacy it should be noted that the applicants attached garage is to the south of the structure and there is a 1.8m high close boarded fence to the north of the structure. The property to the east has a blank elevation facing the application property and as such it is not considered that there would be any loss of privacy as a result of this development.

With regard to amenity it should be noted that the structure is only 2.8m high at its highest point and that it is set in approximately 1m from the common boundary with the attached dwelling. In that regard it is not considered that the structure would have an overbearing impact on that dwelling and it is too far away from the other adjacent dwellings to have any detrimental impact.

Cont....

Application No. 18/0865/RET Continued

Comments from Consultees: None.

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

Other material considerations: None.

In conclusion it is considered that the application 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.

RECOMMENDATION that Permission be GRANTED



Gadewir y dudalen hon yn wag yn fwriadol

Eitem Ar Yr Agenda 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0714/OUT 10.08.2018	Mr Kiddie Delamere Garth Place To Rhydri Primary School Rudry Caerphilly CF83 3DF	Erect 3 bedroom detached dwelling Land Within Curtilage Of Delamere Garth Place To Rhydri Primary School Rudry Caerphilly CF83 3DF

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is situated on the north east side of the road between Garth Place and Rhydri Primary School, approximately 100m from the village hall.

Site description: The application site is the side garden of a detached dormer bungalow. The garden is a landscaped area with a lawn, plants and a number of mature trees sited to the side of the dwelling with a hardstand for parking and access to the front. There is a stream along the western boundary of the site with the existing dwelling on the eastern part of the site. Access to the existing dwelling is currently derived from a shared drive and parking area with separate in and out accesses.

Development: The application seeks outline planning consent for the erection of a single detached dwelling with all matters reserved for future consideration. Indicative plans have been submitted showing the erection of a dwelling sited alongside the existing dwelling with parking to the front for both dwellings. The plans show the existing front boundary wall being removed in order to provide access to the six parking spaces required for the two dwellings.

Dimensions: The proposed dwelling will have minimum dimensions of 8.5m by 7m by 7.8m and maximum dimensions of 9.5m by 8m by 9.3m.

Materials: Not specified.

Ancillary development, e.g. parking: None.

Cont....

Application No. 18/0714/OUT Continued

PLANNING HISTORY 2005 TO PRESENT

07/0377/FULL - Alter roof to provide first floor accommodation - Granted 15.05.07.

17/0401/OUT - Erect 3-bedroom detached dwelling - Refused 14.08.17.

POLICY

Local Development Plan: Outside settlement limits and within Mynydd Rudry Common SINC (Policy NH3.184) and South Caerphilly Special Landscape Area (Policy NH1.5).

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP14(Total Housing Requirements), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW6 (Trees Woodland and Hedgerow Protection), and CW15 (General Locational Constraints).

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? No.

Cont....

Application No. 18/0714/OUT Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes and a Coal Mining Risk Assessment has been submitted with the application. This has been assessed by the Coal Authority and further information is required to be submitted prior to construction works commencing on site.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions concerning parking.

Head Of Public Protection - No objection subject to conditions about contamination and soil importation.

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

Ecologist - No objection subject to conditions concerning reptiles, birds and bats.

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

The Coal Authority - No objections subject to a condition concerning a site investigation and a scheme of treatment if necessary.

ADVERTISEMENT

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

Response: None.

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?
None.

Cont....

Application No. 18/0714/OUT Continued

EU HABITATS DIRECTIVE

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

Is this development Community Infrastructure Levy liable? Yes, but the amount can only be calculated at the reserved matters stage.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. Whilst the application site is outside of the defined settlement limits and within a special landscape area and a SINC, it is considered that the development would represent infill development that may be acceptable subject to compliance with normal development control criteria and as such the principle of development is considered to be acceptable.

Policy CW15 states as follows.

Development proposals will be considered against the following criteria, where they apply: ...

C Outside settlement boundaries proposals will not be permitted unless the proposed development is either:

- i Associated with either agriculture, forestry or the winning and working of minerals or
- ii For the conversion, rehabilitation or replacement of rural buildings and dwellings, or
- iii For recreation, leisure and tourism proposals that are suitable in a countryside location or
- iv Associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere or
- v Associated with the reclamation/treatment of derelict or contaminated land.

However, Planning Policy Wales states that:

"Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

Cont....

Application No. 18/0714/OUT Continued

It also states:

"Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area."

The application site is within a short row of four dwellings and the village hall. The introduction of an additional dwelling would not have a significant impact on the character of this area, and is considered in line with the guidance in PPW.

This application seeks to overcome the reasons for objection in respect of application 17/0401/OUT which are:-

1. In the absence of adequate turning facilities within the site curtilage, the proposed development would generate vehicular reversing movements to and from the highway, creating hazards to the detriment of highway safety. The proposal is therefore contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021- Adopted November 2010.

2. In the absence of an ecological survey and adequate mitigation measures the proposed development will have an unacceptable impact on the ecology of the area and as such the proposal is contrary to Policy CW4 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

In respect of the turning facility it should be noted that the indicative site layout plan now shows a central access serving both dwellings with three parking spaces for each dwelling sited at the side boundaries of the site. Adequate space is now provided for the parking spaces and for vehicles to turn within the site and as such it is considered that the first reason for refusal is adequately addressed and the proposal complies with policy CW3 of the LDP.

In respect of ecology it should be noted that an Ecological Appraisal has been undertaken by a competent ecologist (B E Ecological Ltd) at an appropriate time of year (August 2018) and the methodology and findings of the report are considered to be acceptable.

The site is comprised of land currently used as a domestic garden, including, lawn shrubs and mature trees. The south western boundary is also a fence line. The northern fence line is stock fence. There is no boundary to the south east currently. There are a number of mature trees on site, including oak and silver birch. All of the trees are located at the site's south western corner with the exception of the single mature oak tree in the centre of the site's north western boundary.

Cont.....

Application No. 18/0714/OUT Continued

There is a small stream in parallel with the north western boundary. The stream enters the property via a culvert underneath the adjacent road and flows north east. Between the stream and north western boundary is an area formerly dominated by conifer hedging; this was removed approximately two years ago for aesthetic reasons. The shrubs in this area and across the garden in general are managed to prevent overgrowth. This has resulted in a large extent of bare ground. The site is located in a wholly rural setting with Rudry Common being located immediately south.

A phase 1 Habitat Survey has been undertaken on the 8th August 2018 and another survey was undertaken last year.

The site contained the following habitats; Bare ground, Stream, Amenity grassland, Shrubs and Boundary feature. All of the identified habitats will not be taken further, however there is some vegetation along the north western boundary fence. The trees along the north western boundary are likely to be lost as a result of the proposed development. It is thought unlikely that bats will use the trees for roosting purposes, however, should any of the trees be felled, then they will be inspected by a competent ecologist prior to felling and felled under ecological supervision. The north west boundary will not be subject to any lighting in order to maintain the boundaries as dark commuting and foraging habitat. The majority of the vegetation is to remain. The report recommends that clearance works be undertaken in conjunction with ecological supervision as a result of reptiles and bats, and to ensure that dormice and breeding birds are also covered by ecological supervision. A Method Statement for reptiles will be adopted for all vegetation clearance works.

The proposed site has been designated as a SINC along with the rest of the habitat contained within Rhydri Common. However, as the garden has been managed as garden for a number of years, the habitat it originally contained has been lost. Therefore, the nature of the whole SINC will not be affected. In that regard it is considered that the second reason for refusal has been adequately addressed and the proposal complies with Policy CW4 of the LDP.

The site can be developed without having a detrimental impact on the amenity of the neighbouring dwellings and the indicative plans show a dwelling that would be acceptable in design terms. Therefore it is considered that the proposal complies with Policy CW2 of the LDP.

Comments from Consultees: No objections raised.

Comments from public: None.

Cont....

Application No. 18/0714/OUT 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) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont....

Application No. 18/0714/OUT Continued

- 05) The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan (107-104) and Ecological Appraisal by BE Ecological.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 06) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) All site works and vegetation clearance shall be undertaken in conjunction with the Reptile Method Statement included within Appendix A of the submitted Ecological Appraisal undertaken by B E Ecological Ltd and shall be undertaken under ecological supervision, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure adequate protection of protected species.
- 08) A Reptile Hibernaculum as shown in Appendix C of the submitted Ecological Appraisal undertaken by B E Ecological Ltd and shall be undertaken under ecological supervision, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure proper measures are taken to safeguard the habitat of protected species.
- 09) Prior to the commencement of development, details of the proposed lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure dark corridors are retained for protected species.
- 10) Any mature trees that require felling shall be checked/surveyed by a competent ecologist prior to any pruning or felling works. The results of checks/surveys and any mitigation measures if required shall be submitted to the Local Planning Authority for approval.
REASON: To safeguard protected species.

Cont....

Application No. 18/0714/OUT Continued

- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new dwelling hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 12) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, House martin and Starling) in the new property at Land within curtilage of Delamere, Garth Place, Rhydri, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 13) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 14) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

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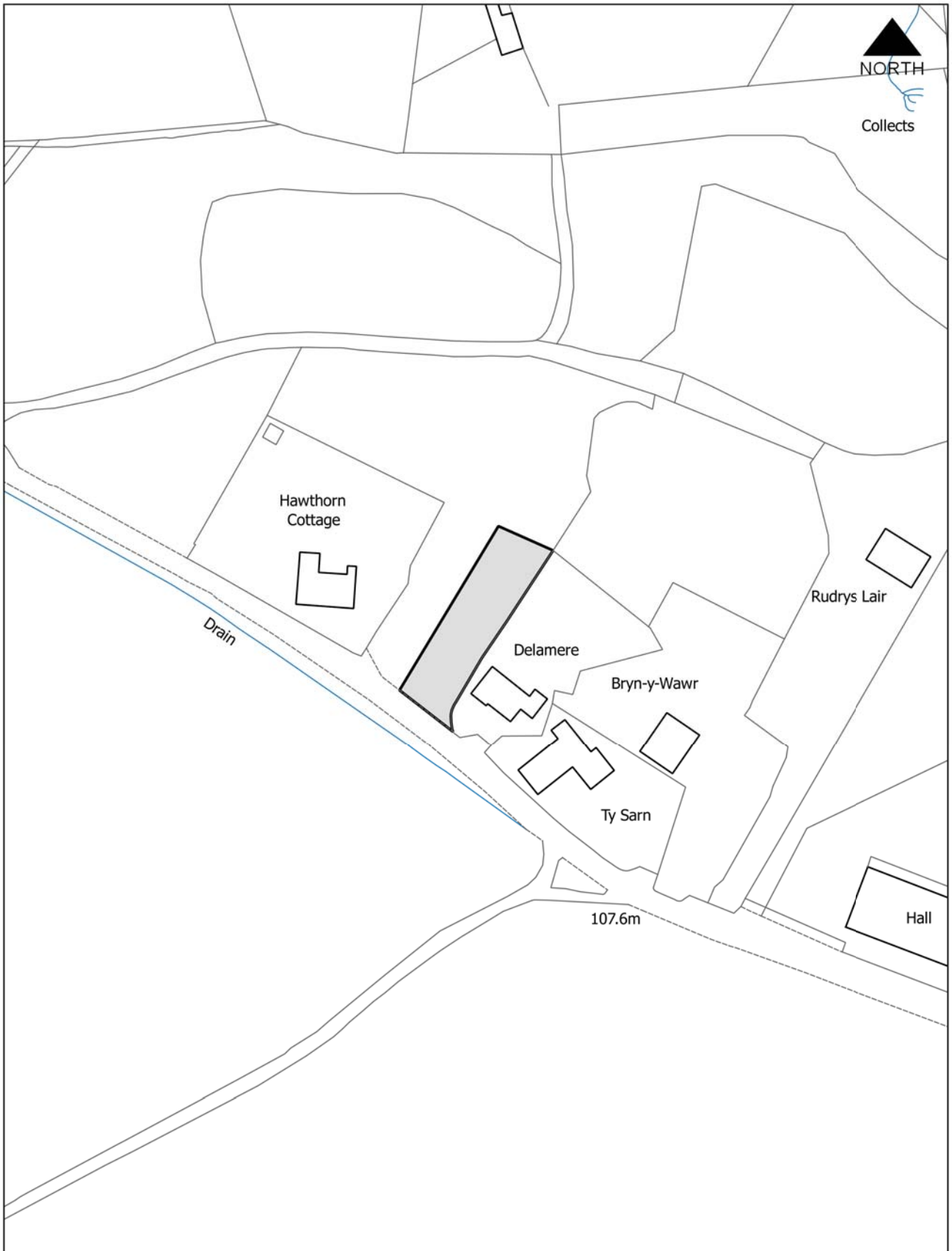
Application No. 18/0714/OUT Continued

- 15) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 16) The building shall not be occupied until the area indicated for the parking and turning 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 and turning of vehicles.
REASON: In the interests of highway safety.
- 17) Any boundary treatment fronting the public highway shall be limited in height to 0.9m, to ensure adequate visibility for vehicles leaving the site.
REASON: In the interests of highway safety.
- 18) The proposed development shall be served by a single means of vehicular access serving both the existing dwellings at Delamere and the dwelling hereby approved, not exceeding 5m in width, to prevent the likelihood of reversing movements to and from the public highway. This shall be provided prior to beneficial occupation of the new dwelling in a manner to be agreed in writing by the Local Planning Authority prior to any works commencing on site.
REASON: In the interests of highway safety.
- 19) Prior to the commencement of the development there shall be submitted for the approval of the Local Planning Authority a scheme of intrusive investigations of the mine entry on site together with a report of the findings of those investigations and any mitigation measures required as a result of those findings. The development shall thereafter be carried out in accordance with those details.
REASON In order that adequate measures are put in place to ensure the safety of the development in respect of past mine workings.

Advisory Note(s)

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

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





PLANNING COMMITTEE – 7TH NOVEMBER 2018

SUBJECT: ANNUAL PERFORMANCE REPORT (PLANNING 2018)

REPORT BY: HEAD OF PLANNING AND REGENERATION

1. PURPOSE OF REPORT

- 1.1 To advise Members of the Planning Committee of the Annual Performance Report (APR) that has to be forwarded to Welsh Government by the end of October of each year.

2. SUMMARY

- 2.1 The Annual Performance Report (copy attached as an Appendix to this report) sets out the historic, geographic, economic and demographic context of the planning service provided by the Council, and then provides the results of a customer survey, along with performance statistics for the financial year 2017-18.

3. LINKS TO STRATEGY

- 3.1 This report is for information purposes, and relates mainly to performance rather than outcomes. However, an efficient Planning service that makes good quality decisions will assist where appropriate in securing

- *A prosperous Wales*
- *A resilient Wales*
- *A healthier Wales*
- *A more equal Wales*
- *A Wales of cohesive communities*
- *A Wales of vibrant culture and thriving Welsh language*
- *A globally responsible Wales.*

4. THE REPORT

- 4.1 The APR is attached for information.

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 This report is for information purposes, but the five ways of working are taken into account in planning preparation and decision making.

6. EQUALITIES IMPLICATIONS

- 6.1 This report is for information purposes, and there are no equalities implications.

7. FINANCIAL IMPLICATIONS

7.1 None.

8. PERSONNEL IMPLICATIONS

8.1 None.

9. CONSULTATIONS

9.1 None.

10. RECOMMENDATIONS

10.1 That the contents of the attached Annual Performance Report are noted.

11. REASONS FOR THE RECOMMENDATIONS

11.1 The APR is an annual requirement of Welsh Government. It is a factual document setting out the performance of the Local Planning Authority over the previous year.

12. STATUTORY POWER

12.1 This report is for information purposes.

Author: Tim Stephens (Development Control Manager)
Consultees: Councillor Eluned Stenner (Cabinet Member for Environment and Public Protection)
Mark S Williams (Interim Corporate Director Communities)
Rhian Kyte (Head of Regeneration and Planning)

Appendices:
Appendix 1 Caerphilly LPA: Planning Annual Performance Report (AOR) - 2017-18

Caerphilly LPA

**PLANNING ANNUAL PERFORMANCE REPORT (APR) –
2017-18**

PREFACE

I am pleased to convey to you Caerphilly County Borough Council's third Annual Performance Report. This Local Planning Authority faces two significant challenges at present: the need to maintain an efficient high quality service at a time of reducing resources; and the need to address a significant shortage in the borough's housing land supply. Against that backdrop, the report describes a service that is successful in many areas, but where there is also room for improvement. This document and its successors will provide a sound basis for maintaining and improving the planning service in Caerphilly borough for the benefit of its residents.

1. CONTEXT

- 1.1 The Single Integrated Plan (SIP) Caerphilly Delivers is the overarching policy framework for the Council and its partners until it is replaced by the Public Service Board Well-Being Plan in 2018. It was prepared by the Local Service Board and replaces a number of existing plans that were previously required, such as the Community Strategy, the Health, Social Care and Well-Being Strategy, Children and Young People's Plan, and the Community Safety Plan, it represents a determined commitment by all partners to accelerate change, strengthen partnership working, multi-agency collaboration, and accountability for delivery.
- 1.2 The Caerphilly County Borough Local Development Plan up to 2021 was adopted in November 2010 and is the key mechanism for delivering the land use elements of the SIP. It was decided in 2013 to review the LDP with a view that the Replacement LDP up to 2031 would have an adoption date of 2017. However, the Council resolved in July 2016 to withdraw the review as part of a package of initiatives including further discussions with Welsh Government (WG) and LPAs within the Cardiff Capital Region regarding the possible development of a strategic development plan (SDP), and to discuss the importance of WG funding to help unlock the remaining brownfield sites across the county borough. A decision should be made before the end of 2018 on how to progress an SDP, which will have implications for the preparation of an LDP.
- 1.3 Towards the end of the 20th Century the population of the County Borough remained relatively stable. The Census indicated that there had been remarkably little variation in population between the 1981 at 171,700, and 2001 at 169,500. However the 2011 Census indicated that the population of Caerphilly was considerably higher than had previously been estimated, at 178,806 people. This was over 5,400 higher than the LDP projections had assumed for 2011 and nearly 5,000 higher than the Welsh Government 2008 based projections indicated for that year. Notably Caerphilly had one of the highest differences in Wales in the anticipated population (as per the MYE) and the actual Census figures.
- 1.4 The 2011 Census also indicated that there has been significant change in the distribution of the population within the County Borough, and significantly, the population decline in the Heads of the Valleys Regeneration Area has generally been halted, with a slight increase in the population from 30,626 in 2001 to 31,087 in 2011.
- 1.5 Twelve of the 110 statistical areas in Caerphilly County Borough are in the top 10% of the most deprived areas in Wales (Welsh Index of Multiple Deprivation 2014). St. James 3, Caerphilly is the most deprived small area in Wales; it was previously ranked 2 in the WIMD 2011. The highest overall concentration of deprivation in the County Borough is located in the Upper Rhymney Valley and the Upper Sirhowy Valley areas, although there are pockets of deprivation in the Mid Valleys Corridor and Southern Connection Corridor as defined in the LDP.
- 1.6 Despite seeing large declines, the manufacturing sector remains the largest employment sector in the county borough. The sector remains overrepresented when compared to Wales and the UK, so increasing the significance of these declines to the Caerphilly economy. The sector is in long-term decline in the UK and its significance to the Caerphilly economy in terms of employment is likely to gradually decrease over the coming years. The structure of the manufacturing sector in Caerphilly has been changing. Those in decline have been the traditional/basic manufacturing activities, whilst more high-value activities have been growing, particularly small and medium size operations. It should be noted that a significant proportion of jobs are not located on industrial estates, but in for example the retail sector.

- 1.7 Only 70% of working age men (16 to 64) and 59.9% of working age women (16 to 59) are economically active in the county borough (Census 2011). 38.3% of the economically active population are in full-time work whilst, 13.2% are in part-time work. Notably 5% of the workforce is unemployed (Census 2011). Over 9% of the population of Caerphilly were unemployed in 2012 (higher than the 8.3% figure for Wales). Male unemployment was 9.5% and female unemployment was 8.5%. Unemployment figures for both Caerphilly and Wales were higher than the UK average (7.9%) (NOMIS 2013).
- 1.8 Nearly 80% of the borough is countryside, which forms an important visual and recreational resource for both residents and visitors. Caerphilly has one European designated Special Area of Conservation (SAC), namely Aberbargoed Grasslands. This grassland area is of importance for the Molinea Meadows, and the Marsh Fritillary Butterfly. The borough has 11 nationally important SSSIs, four Local Nature Reserves (LNR), and 190 Sites of Importance for Nature Conservation (SINC). Furthermore, six Special Landscape Areas (SLA) have been designated in order to protect those areas considered to be important to the overall landscape, history, culture, biodiversity and geology of the borough, along with four Visually Important Local Landscapes (VILLs), designated to protect the visual and sensory landscape. There are 14 Conservation Areas, 411 listed buildings, 47 scheduled ancient monuments and 4 historic parks and gardens.

2. PLANNING SERVICE

- 2.1 The planning service (i.e. development management and the preparation of the LDP and associated documents) is within the Council's Regeneration and Planning division, within the Communities directorate. The Council has three directorates: Communities, Social Services, and Education which currently falls within the remit of the Chief Executive.
- 2.2 Development management and forward planning are located in the same building, and their respective managers report to the Head of Planning and Regeneration. Budget constraints have had a significant impact on the planning service in the past few years, the main response being the reduction in staff numbers with leavers not being replaced, and senior posts being replaced by junior ones on a lower salary. At present there are ten professional members of staff in the development management team, three of whom are enforcement officers. There are six officers in the forward planning team including the team leader. They are supported by the divisions' administration team.
- 2.4 The budget of the development management team over the past five years has been as follows:

	Budget
2017/18	£896,968
2016/17	£922,301
2015/16	£867,911
2014/15	£1,028,639
2013/14	£1,052,923
2012/13	£932,439

The budget of the forward planning team over the past four years has been as follows:

	Budget
2017/18	£510,416
2016/17	£501,599
2015/16	£480,815
2014/15	£468,577
2013/14	£548,789
2012/13	£514,530

- 2.5 The income of the development management team over the past four years has been as follows:

	Income
2017/18	£653,307
2016/17	£475,826
2015/16	£598,236
2014/15	£457,297
2013/14	£455,681
2012/13	£527,459

The first two years are based on planning application fees alone, but the last four include fees received for pre-application advice. The steep increase in 2015/16 reflected the submission of a number of applications for major residential and industrial developments, a

similar situation occurred in 2017/18. This income is retained by the service. The income of the forward planning team over the past four years has been as follows:

	Income	Community Infrastructure Levy (CIL)
2017/18	£29,343 (£16,466 CIL)	£330,754
2016/17	£24,049 (£13,472 CIL)	£228,330
2015/16	£5,017	£39,673
2014/15	£4,059	
2013/14	£4,928	
2012/13	£6,723	

As of 2015/16, CIL will show up as part of the forward planning team's income, but in due course this will be redistributed to the Council's various services to fund infrastructure.

- 2.6 The constraints imposed by the need to find budget savings has had an impact on the efficiency of the development management service, and measures have been introduced, and further ones are being considered to overcome that problem. As set out below, this LPA has always had a good record of dealing with householder applications, but over the past three years it has turned its attention to improving its performance in dealing with other applications. Weekly meetings are now held with internal consultees to allow issues to be identified and discussed at an early stage, quick wins identified, and targets for determination (including committee dates) identified. The next step is to improve target monitoring i.e. that applications are reported to the identified committee, and that householder applications are determined at consultation expiry, not at the end of the statutory eight week period.
- 2.7 The Local Planning Authority has always provided a pre-application advice, but it introduced charges in April 2014, which were partially superseded by the statutory charges introduced in 2016. There were 152 such queries in the financial year 2017/18.
- 2.8 Dealing with information submitted in respect of conditions on planning permissions has always formed a significant part of the workload, but the introduction of the statutory fees for the service, and the potential for the return of fees means that the local planning authority has to ensure that the appropriate resources are dedicated to this work.

3.0 OUR LOCAL STORY

3.1 Development management

Year	Applications received	Applications determined
2017/18	960	920
2016/17	963	937
2015/16	1163	1034
2014/15	1187	995

The workload has remained steady over the last year but much depends on the economy and the confidence of developers and the public. The majority of applications received are for householder development, but major applications have been received in the renewable energy, industrial and residential sectors. The LPA's five year housing land supply has been down to 2.1 years over this APR period, and applications for residential development are being received on sites that are not allocated in the LDP such as at Gwern y Domen in Caerphilly. Also, housing on unallocated sites is being allowed on appeal such as at Woodfieldside in Blackwood.

3.2 The enforcement arm of the team has seen a reduction in the number of staff over the past five years, from a maximum of six to the current three posts. A review of procedures carried out over the past year has re-balanced the priority given to complaints, taking account of the interests of any complainant, and material planning considerations.

3.4 During 2017/18, 6 enforcement notices were served, 1 section 215 notice, 13 planning contravention notices, and 8 requisitions for information were served. The ethos of the service has always been to try to find acceptable solutions where a contravention has taken place, often through the submission of a planning application. That takes time and may require reconsideration as part of the review.

3.5 A significant input into the development management service is provided by other officers of the Council, including ecologists, environmental health officers, highway engineers, and drainage engineers. There are similar pressures on them with their respective teams reducing in size, but still having to provide the same level of service.

3.6 Strategic Planning

It is a statutory requirement that the Council submits an Annual Monitoring Report (AMR) for the Caerphilly County Borough Local Development Plan up to 2021 to the Welsh Government by the 31st October each year. The AMR monitors whether or not the Adopted LDP is being implemented successfully. The overall purpose of the AMR is to identify whether the LDP Strategy, or any Strategy Policies, are not being implemented, and if they are not, to identify steps to rectify this.

3.7 During this review period, i.e. 2017/18, the Council prepared the seventh AMR to be prepared for the Adopted LDP. This monitors the period from 1st April 2017 to 31st March 2018.

4. WHAT SERVICE USERS THINK?

4.1 In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 383 people, 13% of whom submitted a whole or partial response. The majority of responses (49%) were from members of the public. 6% of respondents had their most recent planning application refused.

We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:

- Strongly agree;
- Tend to agree;
- Neither agree nor disagree;
- Tend to disagree; and
- Strongly disagree.

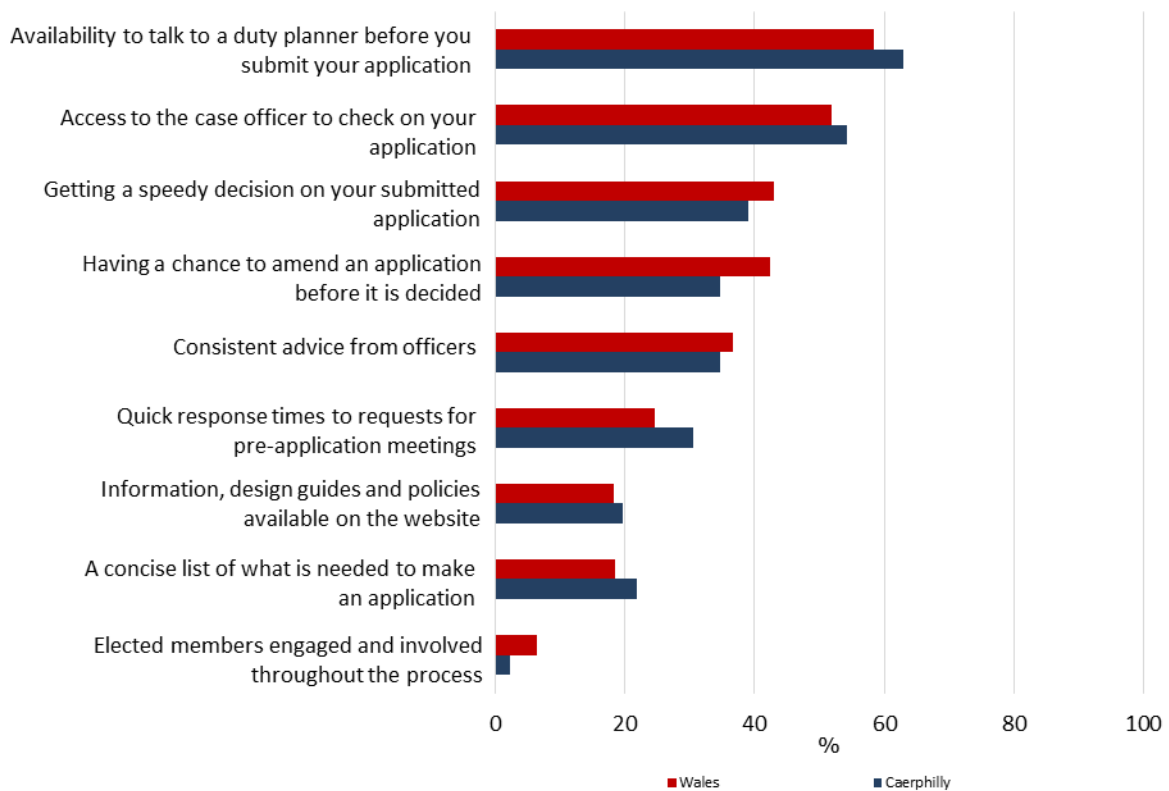
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

Table 1: Percentage of respondents who agreed with each statement, 2017-18

Respondents who agreed that:	Caerphilly LPA %	Wales %
The LPA applies its planning rules fairly and consistently	67	55
The LPA gave good advice to help them make a successful application	67	60
The LPA gives help throughout, including with conditions	65	52
The LPA responded promptly when they had questions	77	62
They were listened to about their application	70	60
They were kept informed about their application	59	52
They were satisfied overall with how the LPA handled their application	72	63

4.2 We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows the percentage of respondents that chose each characteristic as one of their three selections. For us, 'the availability to talk to a duty planner before submitting an application' was the most popular choice.

Figure 1: Characteristics of a good planning service, 2017-18



Comments received include:

- “I find them very professional.”
- “The planning officer was very helpful with my application and offered good advice on what was a borderline case for planning.”
- "Caerphilly Council Planning has improved the level of service over the last 12 months and is now more communicative and efficient.”

5. OUR PERFORMANCE 2017-18

5.1 This section details our performance in 2017-18. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

5.2 Plan making

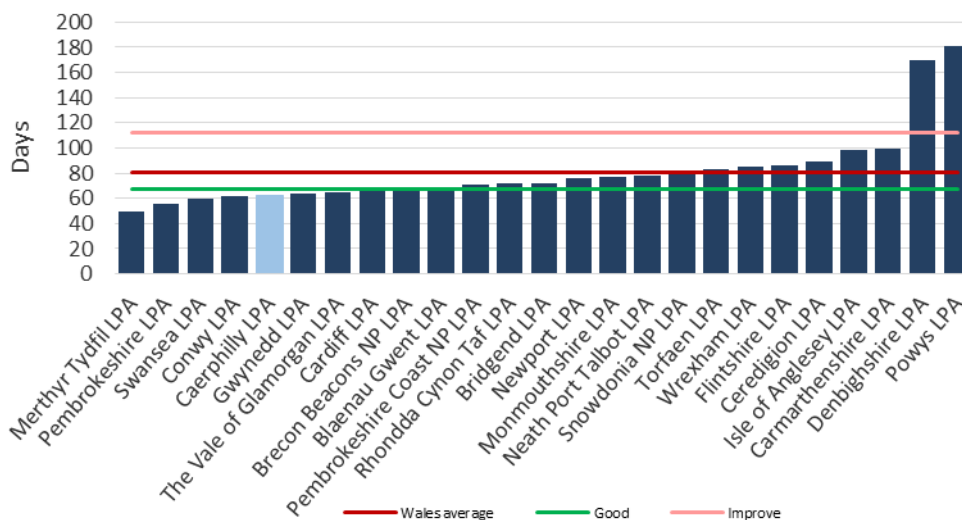
As at 31 March 2018, we were one of 22 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2018. This document has been prepared, and was reported to Council on 9 October 2018.

During the APR period we had 2.1 years of housing land supply identified, making us one of 18 Welsh LPAs without the required 5 years supply. The 2018 Joint Housing Land Availability Study showed that the supply had increased to 2.3 years.

5.3 Efficiency

In 2017-18 we determined 920 planning applications, each taking, on average, 63 days (9 weeks) to determine. This compares to an average of 81 days (12 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

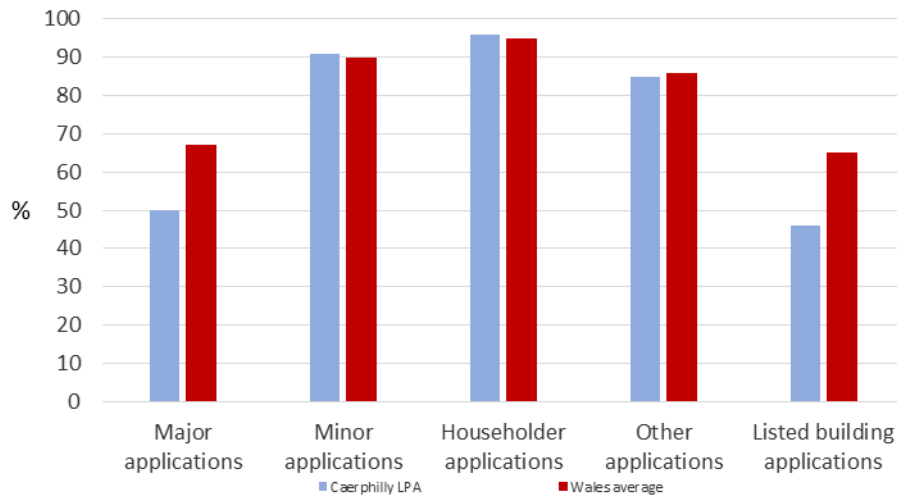
Figure 2: Average time taken (days) to determine applications, 2017-18



5.4 88% of all planning applications were determined within the required timescales. This compared to 89% across Wales and we were one of 22 LPAs that had reached the 80% target. Figure 3 shows the percentage of planning applications determined within the

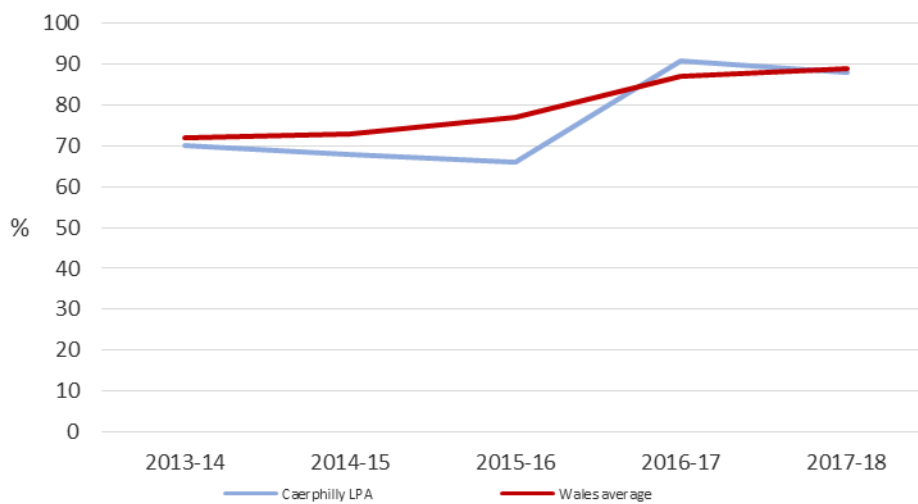
required timescales across the main types of application for our LPA and Wales. It shows that we determined 96% of householder applications within the required timescales. We also determined 46% of Listed Building Consent applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2017-18



5.5 Between 2016-17 and 2017-18, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 91% to 88%. Wales saw an increase this year.

Figure 4: Percentage of planning applications determined within the required timescales



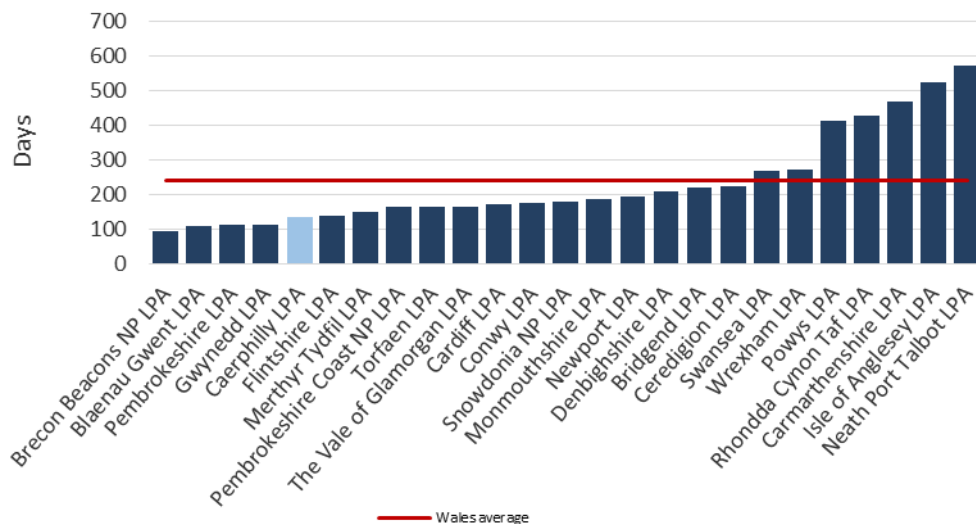
Over the same period:

- The number of applications we received decreased;
- The number of applications we determined decreased; and
- The number of applications we approved increased.

5.6 Major applications

We determined 18 major planning applications in 2017-18, 6% (1 application) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 135 days (19 weeks) to determine. As Figure 5 shows, this was the fifth shortest average time taken of all Welsh LPAs.

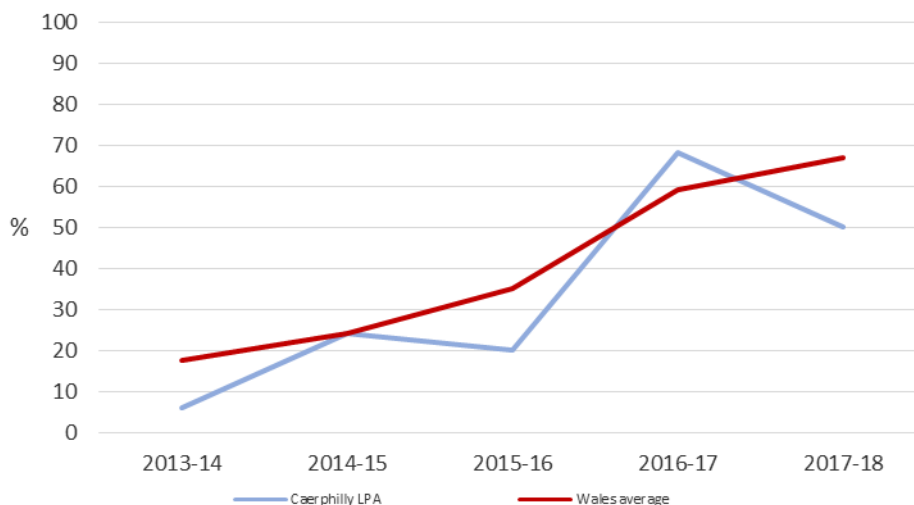
Figure 5: Average time (days) taken to determine a major application, 2017-18



50% of these major applications were determined within the required timescales, compared to 69% across Wales.

- 5.7 Since 2016-17 the percentage of major applications determined within the required timescales had decreased from 68% to 50%. Similarly, the number of major applications determined decreased while the number of applications subject to an EIA determined during the year increased from zero to one.
- 5.8 Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales. Major applications often take longer to determine, because they are more complex, and often subject to section 106 agreements. There is clearly room for improvement in this respect, but it should also be borne in mind that with so few major applications being determined, small changes in the number determined on time can have a significant impact on performance. If two more had been determined within the required timescales performance would have been over 60%.

Figure 6: Percentage of major planning applications determined within the required timescales



Over the same period:

- The percentage of minor applications determined within the required timescales decreased from 92% to 91%;
- The percentage of householder applications determined within the required timescales stayed the same at 96%; and
- The percentage of other applications determined within required timescales decreased from 90% to 85%.

5.9 **ACTIONS**

- Continue to drive through improvements to performance by
 - Carrying on with our weekly meetings with case officers and internal consultees to identify key issues, quick wins, and targets for reporting applications to Planning Committee.
 - Improving the targeting of applications to Planning Committee to ensure applications do not 'slip through the net', and are unnecessarily delayed to a later Committee.

5.10 **Quality**

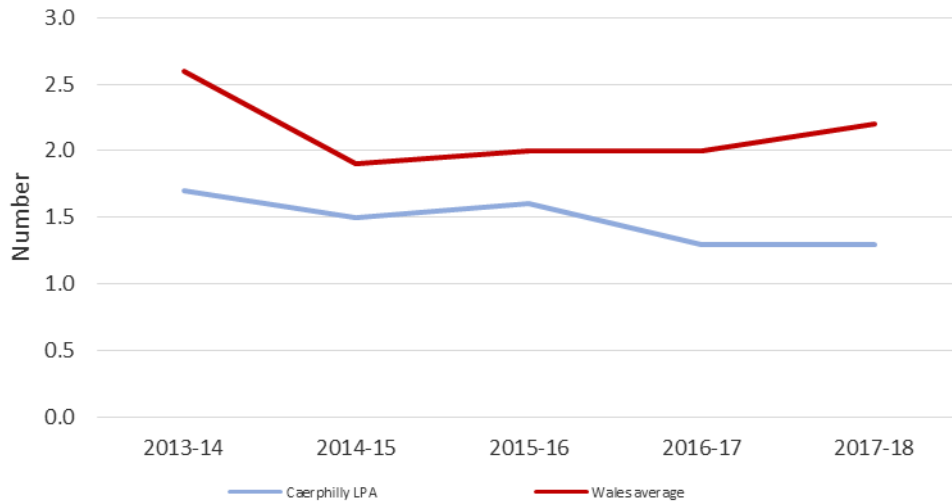
In 2017-18, our Planning Committee made 76 planning application decisions during the year, which equated to 8% of all planning applications determined. Across Wales 7% of all planning application decisions were made by Planning Committee.

0% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0% of all planning application decisions going against officer advice; 0.6% across Wales.

- 5.11 In 2017-18 we received 12 appeals against our planning decisions, which equated to 1.3 appeals for every 100 applications received. Across Wales 2.2 appeals were received for

every 100 applications. Figure 8 shows how the volume of appeals received has changed since 2016-17 and how this compares to Wales.

Figure 7: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved increased from 70% to 77%.

5.12 Of the 11 appeals that were decided during the year, 63% were dismissed which was above the Wales average, but below the 66% target set by Welsh Government as indicating a good performance. During 2017-18 we had one application for costs at a section 78 appeal upheld but to date, that has not resulted in a specific claim.

5.13 **ACTIONS**

Appeal decisions are not a wholly reliable measure of quality when the numbers are so low. Quite simply, if one more decision had gone in favour of the LPA, the success rate would have been 72%. There are no actions evident at present, apart from monitoring the various indicators over a longer term where larger, aggregate numbers may give a better idea of any good or bad trends.

5.14 Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
 - one of 21 LPAs that had an online register of planning applications.
- As Table 2 shows, 67% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2017-18 customer survey

Respondents who agreed that:	Caerphilly LPA %	Wales %
The LPA gave good advice to help them make a successful application	67	60
They were listened to about their application	70	60

5.15 ACTIONS

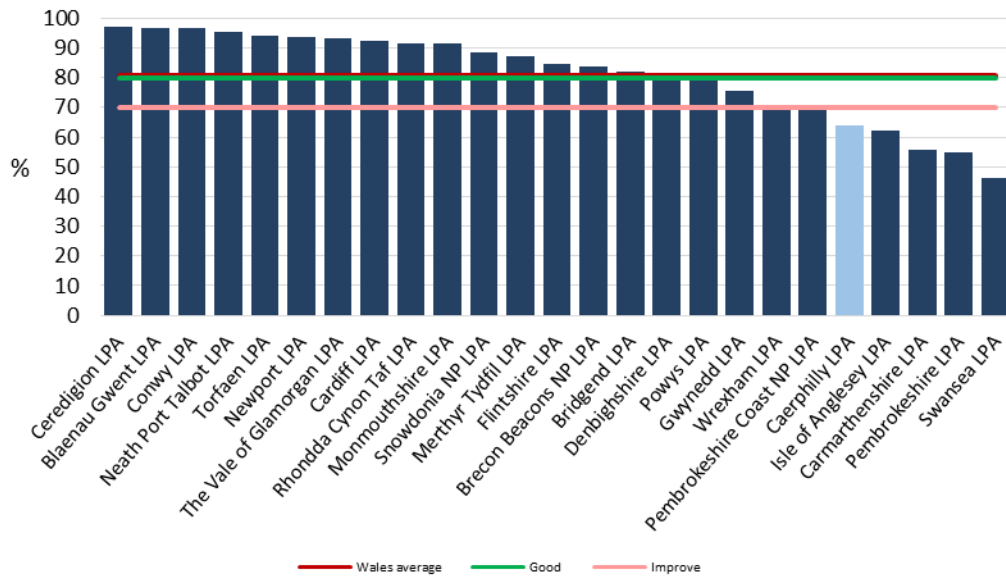
- Arrange stakeholder forums with local applicants and agents to discuss the results in Tables 1 and 2 above,
- Participate in regional forum with national developers and agents to discuss the results in Tables 1 and 2 above,
- Where possible introduce changes in response to those discussions.

5.16 Enforcement

In 2017-18 we investigated 340 enforcement cases, which equated to 1.9 per 1,000 population. This compared to 2.0 enforcement cases investigated per 1,000 population across Wales.

We investigated 64% of these enforcement cases within 84 days. Across Wales 81% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

Figure 8: Percentage of enforcement cases investigated within 84 days, 2017-18



The average time taken to pursue positive enforcement action was 220 days.

5.17 **ACTIONS**

The performance can be explained by the team's continued emphasis this year on clearing a backlog of work, with 351 cases being closed. 386 cases were closed in the previous year. The complaints received in those years respectively were 306 and 3019, so the number of cases closed continues to comfortably exceed the number received, and once that backlog is cleared, performance will improve.

6. CONCLUSION

6.1 The following actions have been identified over the coming year.

- Continue to drive through improvements to performance by
 - Carrying on with our weekly meetings with case officers and internal consultees to identify key issues, quick wins, and targets for reporting applications to Planning Committee
 - Improving the targeting of applications to Planning Committee to ensure applications do not 'slip through the net', and are unnecessarily delayed to a later committee
- Arrange stakeholder forums with local applicants and agents to discuss the results in Tables 1 and 2 above
- Participate in regional forum with national developers and agents to discuss the results in Tables 1 and 2 above
- Where possible introduce changes in response to those discussions
- Continue to clear enforcement caseload and identify areas for improvement.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Caerphilly LPA LAST YEAR	Caerphilly LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	67		
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
The local planning authority's current housing land supply in years	>5		<5		1.5	2.1
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50-59.9	<50	67.4	68	50
Average time taken to determine "major" applications in days		Not set	Not set			
Percentage of all applications determined within time periods required	>80	70-79.9	<70	88.5	91	88
Average time taken to determine all applications in days	<67	67-111	112+	80.7	71	63
Percentage of Listed Building Consent applications determined within time periods required		Not set	Not set			
Quality						
Percentage of Member made decisions against officer advice	<5	5-9	9+	8.6	10	0
Percentage of appeals dismissed	>66	55-65.9	<55	62.6	50	78
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	1	0
Engagement						
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70-79.9	<70
Average time taken to take positive enforcement action	Not set	Not set	Not set

WALES AVERAGE	Caerphilly LPA LAST YEAR	Caerphilly LPA THIS YEAR
Yes	Yes	Yes
Yes	Yes	Yes
80.6	73	64

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
“Good”	“Fair”	“Improvement needed”
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority’s performance	Yes

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
“Good”	“Fair”	“Improvement needed”
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority’s performance	N/A

Indicator	03. Annual Monitoring Reports produced following LDP adoption	
“Good”	“Fair”	“Improvement needed”
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority’s performance	Yes

Indicator	04. The local planning authority's current housing land supply in years	
“Good”	“Fair”	“Improvement needed”
The authority has a housing land supply of more than 5 years		The authority has a housing land supply of less than 5 years

Authority’s performance	2.1
To address this matter, the local planning authority has allowed residential development on	

greenfield sites, and sites have been allowed on appeal.

SECTION 2 - EFFICIENCY

Indicator	05. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 60% of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	50
Actions are specified above to ensure that this element of the LPA's performance is maintained and improved.	

Indicator	06. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	135
Actions are specified above to ensure that this element of the LPA's performance is maintained and improved.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	88

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
Less than 67 days	Between 67 and 111 days	112 days or more

Authority's performance	63

Indicator	08a. Percentage of Listed Building Consent applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	46

SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

Authority's performance	0

Indicator	10. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority's performance	63
This matter is considered above	

Indicator	11. Applications for costs at Section 78 appeal upheld in the reporting period	
“Good”	“Fair”	“Improvement needed”
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority’s performance	1
The LPA will consider each case on its merits, and will always consider whether making a certain decision will expose it to an award of costs at appeal.	

SECTION 4 – ENGAGEMENT

Indicator	12. Does the local planning authority allow members of the public to address the Planning Committee?	
“Good”		“Improvement needed”
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority’s performance	Yes

Indicator	13. Does the local planning authority have an officer on duty to provide advice to members of the public?	
“Good”		“Improvement needed”
Members of the public can seek advice from a duty planning officer		There is no duty planning officer available

Authority’s performance	Yes

Indicator	14. Does the local planning authority's web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
"Good"	"Fair"	"Improvement needed"
All documents are available online	Only the planning application details are available online, and access to other documents must be sought directly	No planning application information is published online

Authority's performance	Yes

SECTION 5 – ENFORCEMENT

Indicator	15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
"Good"	"Fair"	"Improvement needed"
More than 80% of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

Authority's performance	64
This matter is addressed above.	

Indicator	16. Average time taken to take positive enforcement action	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	220

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	Summary of Sustainable Development Indicators data here (i.e. full returns, partial returns or no data provided)
Full returns provided	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
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Granted (square metres)	
Authority's data	13,037

Refused (square metres)	
Authority's data	0

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
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Granted permission (number of applications)	
Authority's data	2

Granted permission (MW energy generation)	
Authority's data	1

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

Indicator	SD3. The number of dwellings granted planning permission during the year.
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Market housing (number of units)	
Authority's data	316

Affordable housing (number of units)	
Authority's data	138

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
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Number of residential units (and also hectares of non-residential units) which were GRANTED permission	
Authority's data	43

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
Authority's data	0

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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Previously developed land (hectares)	
Authority's data	4

Greenfield land (hectares)	
Authority's data	1

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
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Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	0

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
Authority's data	694,998

Gained via Community Infrastructure Levy (£)	
Authority's data	1,567,131

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate. Section 106 agreements are entered into where they are necessary to make a development acceptable from a planning point of view, and CIL is imposed on the basis of the Council's adopted scheme.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
18/0686/FULL 03.08.2018	Mr & Mrs J Howells 42 Cotswold Way Trenwydd Park Risca Newport NP11 6QT	Erect single storey extension to rear, convert garage and erect porch to front of dwelling 42 Cotswold Way Trenwydd Park Risca Newport	Granted 28.09.2018
18/0687/FULL 03.08.2018	Mr H Williams 9 Glen View Court Pentwyn-Mawr Newport NP11 4HW	Erect two storey extension to side and front of dwelling 9 Glen View Court Pentwyn-mawr Newport NP11 4HW	Granted 28.09.2018
18/0693/FULL 05.08.2018	Mr S Bourne-Smith 239 Heathwood Road Cardiff CF14 4HS	Convert one flat into two flats Flat B 193 High Street Blackwood NP12 1AA	Granted 28.09.2018
17/0589/FULL 10.07.2017	Mr P Williams Avanate 6 Gellideg Lane Maesycwmmmer Hengoed CF82 7SD	Erect single-storey side and rear extension Avanate 6 Gellideg Lane Maesycwmmmer Hengoed	Granted 01.10.2018
17/0746/FULL 30.08.2017	Mr R Jones 192 Pandy Road Bedwas Caerphilly CF83 8EP	Remove existing rear single storey lean-to and replace with a two storey rear extension 192 Pandy Road Bedwas Caerphilly CF83 8EP	Granted 01.10.2018
18/0423/FULL 09.05.2018	Mr & Mrs Rogers 9 Caeglas Penyrheol Caerphilly CF83 2PT	Erect three bedroom bungalow Land Rear Of 9 Caeglas Penyrheol Caerphilly	Refused 01.10.2018
18/0469/FULL 21.05.2018	Ms T Miller Cwm-yr-Allt House Cwm-Yr-Allt Lane Tir-Y-Berth Hengoed CF82 8AW	Erect single and two storey extensions to side elevations Cwm-yr-Allt House Cwm-Yr-Allt Lane Tir-y-berth Hengoed	Granted 01.10.2018

18/0690/RET 04.08.2018	Mr & Mrs N Kinrade 10 Cae Ffynnon Caerphilly CF83 2UT	Retain raised decking and erect summerhouse 10 Cae Ffynnon Caerphilly CF83 2UT	Refused 01.10.2018
18/0694/FULL 06.08.2018	Mr A England Pentwyn Lodge Ty Gawla Isaf To Rhymney River Cefn Mably Cardiff CF3 6LP	Erect a stock shed for dairy unit Pentwyn Lodge Ty Gawla Isaf To Rhymney River Cefn Mably Cardiff	Refused 01.10.2018
18/0698/CLPU 06.08.2018	Mr & Mrs G Davies Croffty Ashgrove Terrace Nelson Treharris CF46 6LR	Obtain a Lawful Development Certificate for proposed single storey flat roof extension to rear of bungalow Croffty Ashgrove Terrace Nelson Treharris	Refused 01.10.2018
18/0728/NOTD 17.08.2018	Caerphilly County Borough Council Mrs F Wilkins Business And Technology Centre Tredomen Hengoed CF82 7FN	Demolish block of nine flats 1 - 9 River Road Pontlottyn Bargoed CF81 9PN	Prior Approval Not Required 01.10.2018
18/0304/FULL 04.04.2018	Mr R Murch 41 Caldly Road Llandaff North Cardiff CF14 2LG	Convert existing building into 2 townhouses with loft conversions Tradesmans Arms 45 Chatham Machen Caerphilly	Refused 02.10.2018
18/0674/RET 31.07.2018	Mr M Ballard 15 Maes Gwyn Pentwyn-mawr Newport NP11 4HU	Retain and complete boundary walls and shed to rear of property 15 Maes Gwyn Pentwyn-mawr Newport NP11 4HU	Granted 02.10.2018
18/0692/FULL 05.08.2018	Mr E Price The Paddocks New Road Pengam NP12 3QZ	Erect detached domestic garage The Paddocks New Road Pengam Blackwood	Granted 02.10.2018
18/0701/FULL 07.08.2018	Mr K Rees 29 Hospital Road Penpedairheol Hengoed CF82 8DG	Erect front dormer extension 29 Hospital Road Penpedairheol Hengoed CF82 8DG	Refused 02.10.2018

18/0703/CLPU 08.08.2018	Mr & Mrs J Morris 38 Y Cedrwydden Blackwood NP12 1FD	Obtain a Lawful Development Certificate for single storey kitchen and dining room extension to rear of dwelling 38 Y Cedrwydden Blackwood NP12 1FD	Granted 03.10.2018
18/0704/FULL 08.08.2018	Miss B Palmer 40 James Street Markham Blackwood NP12 0QN	Demolish existing outbuilding and erect two storey rear extension 40 James Street Markham Blackwood NP12 0QN	Granted 03.10.2018
18/0706/CLPU 08.08.2018	Mrs J Bowyer 26 Gellideg Isaf Rise Maesycwmmmer Hengoed CF82 7RB	Obtain a Lawful Development Certificate for single storey kitchen and dining room extension to rear of dwelling 26 Gellideg Isaf Rise Maesycwmmmer Hengoed CF82 7RB	Granted 03.10.2018
18/0637/FULL 16.07.2018	Mr M Cuff Twyn Gwyn Cottage Ty Capel Twyn-gwyn Road Mynyddislwyn Newport NP11 7AU	Erect extension to include all associated works Twyn Gwyn Cottage Ty Capel Twyn-gwyn Road Mynyddislwyn	Refused 04.10.2018
18/0696/COU 03.08.2018	Mr S Thomas 6 Gellideg Close Maesycwmmmer Hengoed CF82 7RR	Change the use from garage to dwelling incorporating single storey extension and replacement roof structure raising ridge height Land At 7 Gellideg Close Maesycwmmmer	Refused 04.10.2018
18/0702/FULL 08.08.2018	Mr K Davies 4 Chatham Machen Caerphilly CF83 8SF	Erect first floor rear balcony 4 Chatham Machen Caerphilly CF83 8SF	Granted 04.10.2018
18/0723/FULL 16.08.2018	Miss S Haines 88 Tanybryn Pontymister Risca NP11 6JP	Construct two storey extension to rear with kitchen and dining room to ground floor and bedrooms and en-suite to first floor 88 Tanybryn Pontymister Risca Newport	Granted 04.10.2018

18/0779/NMA 06.09.2018	Abingdon Flooring Ltd Mr R Dight Unit 1 Parkway Pen-y-fan Industrial Estate Pen-y-fan Newport NP11 3XG	Seek approval of a non-material amendment to planning consent 18/0528/FULL (Demolish existing and construct new reception area to front entrance of the existing factory) to increase overall height of proposed reception area Abingdon Flooring Ltd Unit 1 Parkway Pen-y-fan Industrial Estate	Granted 04.10.2018
18/0711/FULL 10.08.2018	Mr A Needs 10 Duffryn Close Penpedairheol Hengoed CF82 8DN	Construct side and rear extension 10 Duffryn Close Penpedairheol Hengoed CF82 8DN	Granted 05.10.2018
18/0712/COU 10.08.2018	Mr J Thomas Appletree Cottage 8 River Terrace Pengam Blackwood NP12 3XB	Change the use of land to residential curtilage for a hardstanding and erect boundary walls Land Adjacent To Appletree Cottage 8 River Terrace Pengam	Granted 05.10.2018
18/0727/COND 18.08.2018	Mr G Neal Tree Tops Mountain Road Bedwas Caerphilly CF83 8ES	Discharge conditions 02 (Materials) and 03 (Parking) of Planning Consent 14/0493/FULL (Demolish the existing single-storey garage and replace with a new single-storey double garage) Tree Tops Mountain Road Bedwas Caerphilly	Decided - Discharge of Conditions 05.10.2018
18/0597/FULL 02.07.2018	Mr & Mrs Gore Foresters House Gwyddon Road Abercarn Newport NP11 5AL	Erect new edwardian style conservatory fully glazed with glass roof Foresters House Gwyddon Road Abercarn Newport	Refused 08.10.2018
18/0617/COU 09.07.2018	Mr B Singh 35 High Street Rhymney Tredegar NP22 5LP	Change the use of shop to create two flats at basement and ground floor level 92 High Street Rhymney Tredegar NP22 5NB	Granted 08.10.2018
18/0638/FULL 16.07.2018	Mr W Hughes 3 Gellihaf Road Fleur-de-Lis Blackwood NP12 3UY	Install front facing dormer windows to existing loft conversion 3 Gellihaf Road Fleur-de-lis Blackwood NP12 3UY	Granted 08.10.2018

18/0665/COND 26.07.2018	Persimmon Homes East Wales Persimmon House Llantrisant Business Park Llantrisant Rhondda Cynon Taff CF72 8YP	Discharge conditions 12 (Bats) and 13 (Birds) of planning consent 15/0567/OUT (APP/K6920/A/16/3160200 (Erect residential development of up to 175 units including open space provision, access and parking arrangements) Land At Oakdale Golf Club Oakdale Golf Course Lane Oakdale	Granted 08.10.2018
18/0670/FULL 28.07.2018	Mr L Gates 16 Herons Way Caerphilly CF83 1SW	/Erect single storey rear extension, convert and extend garage and construct first floor extension above 16 Herons Way Caerphilly CF83 1SW	Granted 08.10.2018
18/0678/COND 31.07.2018	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Discharge condition 08 (floor levels) of planning consent 17/1095/RM (Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200) for residential development of 155 dwellings) Oakdale Golf Club Oakdale Golf Course Lane Oakdale Blackwood	Refused 08.10.2018
18/0707/COND 09.08.2018	Mr M Howell GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Discharge Condition 04 (Contamination) of planning consent 17/0113/FULL (Erect 5 No. detached 4-bedroom houses) Land At Grid Ref 317533 193532 The Glade Wyllie	Decided - Discharge of Conditions 08.10.2018
18/0709/FULL 09.08.2018	Mr D Thomas 2 Legion Court Pontlottyn Bargoed CF81 9PZ	Construct a detached garage with first floor study 2 Legion Court Pontlottyn Bargoed CF81 9PZ	Granted 09.10.2018
18/0811/NMA 19.09.2018	Emtrek Limited C/o Asbri Planning Ltd Miss L Hallett Unit 9	Seek approval of a non- material amendment to planning consent 17/0278/OUT (Erect residential development of 9 residential properties (7 x	Granted 09.10.2018

	Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	detached dwelling houses and 2 x semi-detached properties) with all matters reserved) to agree revised scale parameters Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	
18/0673/FULL 30.07.2018	Convatec Ltd Mr J Deall Unit 1-2 Heads Of The Valleys Industrial Est Rhymney Tredegar NP22 5RL	Erect a B2 general industrial three-storey extension to the north elevation of Unit 1/Annex Convatec Ltd Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney	Granted 10.10.2018
18/0683/TCA 01.08.2018	Mr R Sorrell Cross Inn Heol Adam Gelligaer Hengoed CF82 8FU	Carry out tree works on two Sycamore trees Cross Inn Heol Adam Gelligaer Hengoed	Prior Approval Not Required 10.10.2018
18/0715/FULL 13.08.2018	Mr J Batten 38 Linden Grove Caerphilly CF83 3BH	Erect rear extension 38 Linden Grove Caerphilly CF83 3BH	Granted 10.10.2018
18/0722/FULL 15.08.2018	Mr M Hughes Pennar Barn Cefn Pennar Lane Pant-yr-resk Mynyddislwyn Newport NP11 5AG	Erect single storey rear extension Pennar Barn Cefn Pennar Lane Pant-yr-resk Mynyddislwyn	Granted 10.10.2018
18/0805/NMA 18.09.2018	United Welsh Housing Association Mr Seabourne Y Borth 13 Beddau Way Caerphilly CF38 2AX	Seek approval of non-material amendment to planning consent 15/1258/FULL (Build a housing association development providing 37 No. dwellings) to change the approved roof tiles from Mini Stonewold Grey to Redland Double Roman, Old English Dark Red Land At Grid Ref 313044 197039 Penywrlod Gelligaer	Granted 10.10.2018

<p>18/0810/NMA 19.09.2018</p>	<p>Llanmoor Development Company Ltd Mr S Grey 63-65 Talbot Road, Talbot Green Pontyclun CF72 8AE</p>	<p>Seek approval of a non-material amendment to planning consent 18/0633/COND (Discharge condition 5 - Construction Environmental Management Plan , condition 6 - Arboricultural Method Statement and Tree Protection Plan , condition 7 - Details of Play Equipment, condition 9 - Travel Plan, condition 13 - Bird and bat box details, condition 14 - Bird and bat box details and condition 20 - Enclosure details sheets of planning consent 15/0038/OUT allowed on appeal APP/K6920/A/15/3136679 (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities)) to rotate the orientation of the MUGA facility located on the southern area of open space by 90 degrees Land North Of Pandy Road Bedwas Caerphilly</p>	<p>Granted 10.10.2018</p>
<p>18/0834/CLPU 26.09.2018</p>	<p>Mr & Mrs D Baghurst 25 Pentwyn Road Trinant Newport NP11 3LN</p>	<p>Obtain Lawful Development Certificate for proposed single storey rear shower room extension 25 Pentwyn Road Trinant Newport NP11 3LN</p>	<p>Granted 10.10.2018</p>

18/0478/FULL 23.05.2018	Motor Fuel Group Building 2 Abbey View Everard Close St Albans AL1 2QU	Erect sales building extension with new Subway store and associated parking (Revised traffic route throughout site to include a one-way system serving 12 new parking spaces & deliveries. Kerb and barrier adjacent to offset fills removed and cut back to improve site circulation) Texaco Mabon Filling Station Heol Mafon Nelson	Refused 11.10.2018
18/0624/TPO 11.07.2018	Mrs K Rogers 25 Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Carry out various tree works to two Oak trees to include crown reduction and cutting back of branches (Tree Preservation Order 6/92/IBC) at 19A Cwm Braenar and Cwmbrynar Cottage 19A Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Granted 11.10.2018
18/0724/RET 16.08.2018	Mr P Thomas 1 Laburnum Houses St David's Avenue Woodfieldside Pontllanfraith Blackwood NP12 0PQ	Retain raised patio area 1 Laburnum Houses St David's Avenue Woodfieldside Pontllanfraith	Granted 11.10.2018
18/0736/COU 21.08.2018	Caerphilly Jade Limited 44 Small Meadow Court Caerphilly CF83 3RT	Change the use to takeaway with in-house eating area (A3) and install extraction equipment Unit A 76 Cardiff Road Caerphilly CF83 1JR	Granted 11.10.2018
18/0695/COU 03.08.2018	Mr S Singh 1 Jerusalem Street Rhymney NP22 5JB	Convert existing ground floor shop and first floor flat to 1 No 2 bedroom and 1 No 3 bedroom dwelling 10 - 11 Jerusalem Street Rhymney Tredegar NP22 5JB	Granted 12.10.2018

18/0726/NCC 17.08.2018	Ms J Skelding 21 Denbigh Court Hendredenny Caerphilly CF83 2UN	Vary Conditions 02 (Car Parking) and 03 (plans) of planning consent 16/0195/FULL (Erect a two- storey side extension and a single-storey rear extension) 21 Denbigh Court Hendredenny Caerphilly CF83 2UN	Granted 15.10.2018
18/0729/FULL 20.08.2018	Dr E Watson Ty Nazareth Guest Street Fochriw Bargoed CF81 9NB	Construct a new detached dwelling Land Adjacent Ty Nazareth Guest Street Fochriw	Granted 15.10.2018
18/0731/RET 20.08.2018	Mrs V Pathmasri 9 Fairview Pengam Blackwood NP12 3NS	Retain two storey rear extension 57 Commercial Street Aberbargoed Bargoed CF81 9BT	Granted 15.10.2018
18/0732/NCC 20.08.2018	Mr S Roslyk 5 The Alders Oakdale Blackwood NP12 0LQ	Vary Conditions 3 and 4 of planning consent 15/0485/NCC (Renew outline planning permission 12/0458/NCC (erect detached dwelling and garage) by way of varying Conditions 3 & 4 to extend the period for the submission of reserved matters by three years) 5 The Alders Oakdale Blackwood NP12 0LQ	Granted 15.10.2018
18/0700/RET 06.08.2018	Mr C Rees 1 Herbert Avenue Pontymister Risca Newport NP11 6JS	Retain garden shed 1 Herbert Avenue Pontymister Risca Newport	Granted 16.10.2018
18/0735/FULL 21.08.2018	Mr M Rosenkiewicz 1 Riverside Court Senghenydd Caerphilly CF83 4HB	Erect two storey side extension 1 Riverside Court Senghenydd Caerphilly CF83 4HB	Refused 16.10.2018
18/0771/FULL 30.08.2018	Mrs J Roberts 43 Heol Gwaun Rhos Caerphilly CF83 3ER	Erect extension 43 Heol Gwaun Rhos Caerphilly CF83 3ER	Granted 16.10.2018

18/0601/COND 04.07.2018	Linc Cymru C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Discharge condition 03 (Drainage) of planning application 17/1027/FULL (Demolish Caerphilly Magistrates' Court building and re-develop with 38 No. dwellings (comprising 34 No. apartments and a terrace of 4 No. houses), together with associated vehicular and pedestrian accesses, car parking, amenity areas, buggy and bin store, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure) Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG	Decided - Discharge of Conditions 17.10.2018
18/0640/FULL 16.07.2018	Mrs N Flower Southview 44 Mountain Road Caerphilly CF83 1HL	Erect first floor extension Southview 44 Mountain Road Caerphilly CF83 1HL	Granted 17.10.2018
18/0742/FULL 23.08.2018	Mr Barnes 1 Morrisville Lane Brynawel Wattsville Newport NP11 7QZ	Erect edwardian conservatory to side of dwelling 1 Morrisville Lane Brynawel Wattsville Newport	Granted 17.10.2018
18/0740/TPO 23.08.2018	Mrs B Brickley 21 Beech Tree Way Nelson Treharris CF46 6NU	Carry out works to two oak trees (TPO 48/82/RVDC) 21 Beech Tree Way Nelson Treharris CF46 6NU	Granted 18.10.2018
18/0751/FULL 28.08.2018	Mr P Cobley The Conifers St Deinols Close Pengam Blackwood NP12 3TZ	Erect single storey rear extension and new shop front 32 Commercial Street Nelson Treharris CF46 6NF	Granted 18.10.2018

18/0411/FULL 04.05.2018	Mr G Owen Mayfield Westville Abertysswg Rhymney Tredegar NP22 5BD	Construct detached house and associated parking Land At Grid Ref 311225 207319 Rhymney Walk Rhymney	Granted 19.10.2018
18/0571/FULL 25.06.2018	Elysium Healthcare Ltd C/o Q+A Planning Ms A Pickering The Stables Paradise Wharf Ducie Street Manchester M1 2JN	Erect a 22 bed, low secure, locked rehabilitation facility on land to the rear of the existing buildings together with the re-configuration of the car park to create 60 spaces and associated landscaping Cefn Carnau Hospital Cefn Carnau Lane Thornhill Caerphilly	Granted 19.10.2018
18/0264/LBC 20.03.2018	Network Rail Mr C Field Temple Point Redcliffe Way Bristol BS1 6NL	Carry out remedial works to footbridge, including replacement deck, strengthening, redecorating and the addition of a passenger safety hand rail Llanbradach Railway Station Plas Cae Llwyd Llanbradach CF83 3NE	Refused 23.10.2018
18/0432/CLPU 10.05.2018	Bryn Aggregates Ltd Mr A Price Gelligaer Road Gelligaer Hengoed CF82 8FY	Obtain a Lawful Development Certificate for a proposed building for the treatment, storage and removal of dust Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Granted 23.10.2018
18/0643/FULL 16.07.2018	Mr R Thomas 91 Brynhyfryd Pontlloftyn Bargoed CF81 9QN	Erect detached dwelling Land At Grid Ref 313509 205524 McLaren Cottages Abertysswg	Granted 23.10.2018
18/0677/FULL 31.07.2018	Mr P Williams 120 Derlwyn Street Phillipstown New Tredegar NP24 6BA	Erect single-storey side extension to end terrace house 120 Derlwyn Street Phillipstown New Tredegar NP24 6BA	Granted 23.10.2018
18/0719/FULL 15.08.2018	Mr W Powell Old Station House Old Station Yard Bedwas Caerphilly CF83 8QZ	Construct 1 no. dwelling and associated works Land Adjacent To Old Station House Old Station Yard Bedwas Caerphilly	Granted 23.10.2018

18/0753/FULL 28.08.2018	Mr C Gingell 11 Ynys Y Coed Oakdale Blackwood NP12 0EG	Erect a single storey rear extension to create kitchen/family room 11 Ynys Y Coed Oakdale Blackwood NP12 0EG	Granted 23.10.2018
18/0756/FULL 29.08.2018	Blenkiron 22 Commercial Road Machen Caerphilly CF83 8NA	Provide internal works and replace existing conservatory with side extension 22 Commercial Road Machen Caerphilly CF83 8NA	Granted 23.10.2018
18/0716/FULL 14.08.2018	Mr R Gauregui 16 Lower Ochrywth Ochrywth Newport NP11 6EN	Erect ground floor extension to enclose rear patio and a two storey extension above kitchen to provide additional bedroom 16 Lower Ochrywth Ochrywth Newport NP11 6EN	Granted 24.10.2018
18/0749/CLPU 28.08.2018	Mr & Mrs H Jones 11 The Glade Wyllie Blackwood NP12 2HB	Single storey rear extension 11 The Glade Wyllie Blackwood NP12 2HB	Granted 24.10.2018
18/0569/FULL 25.06.2018	Mr Simon Clarke Cwm-y-nant Royal Oak Machen Caerphilly CF83 8SR	Demolish existing dwelling and construct a new replacement dwelling with associated external works Cwm-y-nant Royal Oak Machen Caerphilly	Granted 25.10.2018
18/0746/FULL 24.08.2018	Mr G Gladwyn 18 Waunfawr Park Road Crosskeys Newport NP11 7PF	Erect a two storey extension to the rear of property 33 Cobden Street Crosskeys Newport NP11 7PF	Refused 25.10.2018
18/0760/FULL 31.08.2018	Mr & Mrs A Williams The Laurels Commercial Street Pengam Blackwood NP12 3ST	Erect two storey rear extension, single storey rear extension, replace porch with single storey side extension and detached double garage Brooklands 28 High Street Pengam Blackwood	Granted 25.10.2018
18/0747/FULL 24.08.2018	Mr & Mrs R Watts Penywaun Farm Mountain Road Bedwas Caerphilly CF83 8ER	Erect an additional Safari tent, tourist accommodation as part of farm diversification Pen-y-waun Farm - The Byre Mountain Road Bedwas Caerphilly	Granted 26.10.2018

18/0761/NCC 31.08.2018	Mr G Griffiths 26 Cherry Grove Croespenmaen Crumlin NP11 3DF	Vary Condition 1 of planning consent 13/0765/NCC (Vary condition 1 of planning consent 08/1197/FULL (Erect stables) to extend the period within which the development may commence) Stables Twyn College Lane Pentwyn-mawr	Granted 26.10.2018
18/0767/FULL 03.09.2018	Mr G Smith 39 Penllwyn Street Cwmfelinfach Newport NP11 7HE	Erect first floor extension over existing 39 Penllwyn Street Cwmfelinfach Newport NP11 7HE	Granted 26.10.2018

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LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
16/0886/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.
17/0804/OUT 18.09.17	Erect up to 350 homes, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access at Virginia Park Golf Club And Driving Range Virginia Park Caerphilly	Considering viability.

17/0888/FULL 16.10.17	Construct 60 No. dwellings, access, parking, landscaping, agricultural improvement works (includes the redistribution of onsite material and the raising of levels) and associated works at Land At Grid Ref 319662 198758 Ton-Y-Felin Farm Lane Croespenmaen	Subject to further discussion and consideration.
17/0918/COND 30.10.17	Discharge condition 03 (Highways) , 05 (Land Drainage) , 06 (Surface Water Drainage), 07 (Drainage Scheme), 10 (Remediation Strategy) 17 (Japanese knotweed) and 19 (Lighting Scheme) of planning consent 14/0518/NCC granted on appeal reference APP/K6920/A/15/3084354 (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) Land At Glan-Yr-Afon Lane Fleur-de-lis	Awaiting view of consultees.
17/0971/NCC 13.11.17	Vary condition 18 of planning permission 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to enable the variation of the approved restoration scheme details to reflect the positioned earth bund and landscaping Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	Subject to further discussion and consideration.
18/0037/RM 15.01.18	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0563/OUT in respect of the construction of 50 residential units, access and associated works at Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	Subject to further discussion and consideration.
18/0160/OUT 16.02.18	Erect residential development up to 131 dwellings and associated works at Land Adj To Tiryberth Farm Hengoed Road Penpedairheol Hengoed	Subject to further discussion and consideration.

18/0265/NCC 21.03.18	Vary condition 01 of planning consent 11/0108/FULL (Renew Planning Permission P/05/1664 for non-compliance with condition to begin works within five years) to extend time allowed to commence development at Land At Grid Ref 312302 188899 Adjacent To Bronmynydd Abertridwr Caerphilly	Subject to further discussion and consideration.
18/0268/COND 22.03.18	Discharge conditions 15 (Sustainable drainage system) and 16 (Foul and surface water) of planning consent 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 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	Awaiting views of consultees.
18/0460/FULL 17.05.18	Erect detached house and garage at Land At Grid Ref 321955 187224 West Of Nant Y Wenol Yew Tree Cottage To The Row Draethen	Subject to further discussion and consideration.
18/0467/COU 18.05.18	Erect detached dwelling at Land Adj To Capel Hotel Park Place Gilfach Bargoed	Subject to further discussion and consideration.
18/0489/COND 25.05.18	Discharge condition 20 (travel plan) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) at Former Church Hall Church Street Llanbradach	Subject to further discussion and consideration.

18/0490/COND 25.05.18	Discharge conditions 03 (rooflights), 05 (contamination - scheme to treat), 06 (contamination - soil import testing), 08 (hard/soft landscaping), 09 (tree protection scheme), 10 (reptile survey), 11 (bat loft), 15 (land drainage), 16 (vision splays) and 21 (nesting sites for birds) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) at Former Church Hall Church Street Llanbradach	Awaiting the views of consultees.
18/0491/COND 25.05.18	Discharge conditions 05 (tree protection scheme) and 06 (reptile survey) of planning consent 17/0937/CON (Demolish existing church hall and erect a new GP Surgery including associated car parking, cycle parking and bin store) at Former Church Hall Church Street Llanbradach	Awaiting the views of the consultees
18/0495/COND 29.05.18	Discharge conditions 03 (traffic management plan), 05 (parking area) and 06 (boundary enclosures) of planning permission 17/0651/COU (Change the use from residential dwelling to school reception/offices) at School House Hillside Caerphilly CF83 1HN	Awaiting the views of the consultees.
18/0545/COND 12.06.18	Discharge conditions 3 (Drainage), 4 (Hedgerow), 5 (Swallow Nesting Sites), 6 (Car Parking Facilities), 7 (Passing Bay) and 8 (Contamination - Soil Import Testing) of planning consent 17/0883/FULL (Develop an equine business and outdoor menage area of 40m x 30m) at Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd CF37 4HN	Awaiting the views of consultees.
18/0586/COU 29.06.18	Change of use from commercial offices to childcare services at Unit 6-8 Block C Western Industrial Estate Caerphilly	Subject to further discussion and consideration.
18/0621/COU 09.07.18	Change of use of 1st floor to 2 no 1 bedroom and 1 no 2 bedroom flats and alterations to existing ground floor public house at The Rolling Mill Inn 88 Commercial Street Pontymister Risca	Subject to further discussion and consideration.

18/0654/FULL 24.07.18	Demolition of detached stable building and erection of two storey extension to side of barn at The Coach House - Rhyd-y-gwern Farm Rhyd Y Gwern Lane Draethen Newport	Subject to further discussion and consideration.
18/0688/FULL 02.08.18	Construct a detached bungalow at Land At (Plot 10) Former Maerdy Car Sales Maerdy House Wellington Way Rhymney NP22 5PZ	Subject to further discussion and consideration.
18/0691/COU 06.08.18	Change the use of Workmens Institute into a residential dwelling at Brithdir Workmen's Institute 25 - 26 Station Terrace Brithdir New Tredegar NP24 6JS	Subject to further discussion and consideration.
18/0744/FULL 23.08.18	Construct a detached garage at Land Adjacent To 11 Heol Fawr Nelson Treharris CF46 6NW	Seeking amended plans re: design
18/0750/COU 28.08.18	Change the use of land to provide car parking provision and install new gates and fencing at Land At Grid Ref 316141 187583 Bedwas Road North Ul Caerphilly	Subject to further discussion and consideration.

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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.	Sent amended draft to Solicitors and they are taking instructions.
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	Approved new plan. Change with title so amended draft and sent for approval. Chased. They were in discussions with Trustees solicitors. Chased again. Not getting a response. Informed Planning can't progress so closing file.
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	Approved new plan. Change with title so amended draft and sent for approval. Chased. They were in discussions with Trustees solicitors. Chased again. Not getting a response.
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.

17/0088/OUT 03.02.17	Construct housing development of 17 properties at Land At Fair View Garage Pengam Road Pengam Blackwood	Just received title evidence. Numerous issues with title so queried. Sols said they are in discussions with client to resolve issues. They have made an application to Land Registry in respect of land. Sent them draft consent and conditions.
17/0545/NCC 28.06.17	Vary Condition 3 of planning consent 12/0531/OUT (Erect mixed residential development comprising of fifteen new build dwellings) to extend the time for submitting reserved matters applications at Land At (Grid Ref 323900 190615) Station Approach Risca	Consideration being given as to whether the application will proceed. No change.
17/0616/COU 14.07.17	Convert former night club at second floor level to 7 No. flats (D2 to C3) at Pulsars Niteclub 3A Pentrebane Street Caerphilly	Issues with title and changes to plan. In process of resolving.
17/0617/COU 14.07.17	Convert first and second floors to 6 No. 1 bedroom flats at 1 Pentrebane Street Caerphilly	Issues with title and changes to plan. In process of resolving. Documents returned and being sealed.
17/0973/FULL 13.11.17	Retain and formation of a repositioned approved earth bund, landscaping and associated works at Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	New matter. Dealing with initial steps. No change.
18/0090/FULL 26.01.18	Partly demolish existing building and change the use of the existing Class A3 (public house) and erect new extension to create two Class A1 (retail) units, servicing area, car parking and associated works at The New Forge Brynhoward Terrace Oakdale Blackwood	Sent draft agreement for approval.
18/0211/FULL 06.03.18	Erect detached dwelling and detached garage at Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith	Sent engrossments for signature.
18/0286/OUT 27.03.18	Outline planning permission for up to 22 dwellings and seek approval of access at PD Edenhall Ltd Dan Y Graig Works Dan Y Graig Road Risca	Requested title evidence from solicitors.

18/0362/FULL 20.04.18	Erect residential development and associated works at Land At Grid Ref 313945 195746 Winding Wheel Lane Penallta Hengoed	New matter. In process of agreeing draft UU. UWHA not yet acquired land.
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OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
18/0008/REF 18/0376/FULL	Mr J Payne 16 William Street Cwmfelinfach Newport NP11 7GY	Construct a detached domestic garage with associated access and groundworks on Land At Grid Ref 318294 191565 Penllwyn Street To Syndicate Terrace Cwmfelinfach	20/08/2018
18/0010/REF 18/0125/RET	Mr G Jones 5 Oak Tree Rise Newbridge NP11 4RH	Retain and complete the change of use of vacant land for self-storage containers for short/long term hire on Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn	28/08/2018
18/0011/REF 18/0134/FULL	Mr A Edwards 4 Pen-Y-Waun Cottages Bedwellty NP12 0BB	Erect 4 bedroom detached dwelling at Land At Grid Ref 316548 200672 Adj To 1 Pen-Y-Waun Cottages Heol-Y-Bedw-Hirion Bedwellty	24/10/2018

APPEALS DECIDED

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