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For all enquiries relating to this agenda please contact Emma Sullivan
(Tel: 01443 864420 Email: sullie@caerphilly.gov.uk)

Date: 13th March 2019

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 20th March, 2019** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

All Committee meetings are open to the Press and Public, observers and participants are asked to conduct themselves with respect and consideration for others. Please note that failure to do so will result in you being asked to leave the meetings and you may be escorted from the premises.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chrissy', enclosed in a large, loopy oval shape.

Christina Harrhy
INTERIM CHIEF EXECUTIVE

AGENDA

- | | Pages | |
|---|-----------------------------------|--|
| 1 | To receive apologies for absence. | |
| 2 | Declarations of Interest. | |

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

A greener place Man gwyrddach

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



To approve and sign the following minutes: -

- 3 Planning Committee held on the 20th February 2019. 1 - 18

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

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

- 4 Code No. 19/0002/FULL - Unit A, 12 The Market Place, Blackwood. 19 - 38
- 5 Code No. 19/0053/FULL - Land Adjacent to Rowan Road, Ty Sign, Risca. 39 - 56

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

- 6 Code No. 17/0804/OUT - Virginia Park Golf Club and Driving Range, Virginia Park, Caerphilly. 57 - 90
- 7 Code No. 18/1089/FULL - Land at Grid Ref. 315195 191134, Wingfield Crescent East Lane, Llanbradach. 91 - 116

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

- 8 Applications determined by delegated powers. 117 - 130
- 9 Applications which are out of time/not dealt with within 8 weeks of date of registration. 131 - 134
- 10 Applications awaiting completion of a Section 106 Agreement. 135 - 138
- 11 Appeals outstanding and decided. 139 - 140

Circulation:

Councillors M.A. Adams (Chair), 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 (Vice Chair), R. Whiting and T.J. Williams

And Appropriate Officers

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PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 20TH FEBRUARY 2019 AT 5:00PM

PRESENT:

Councillor M. Adams - Chair
Councillor A. Whitcombe - Vice-Chair

Councillors:

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

E. Stenner – Cabinet Member for Environment and Public Protection

Together with:

R. Kyte (Head of Regeneration and Planning), T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Environmental Health Officer), C. Powell (Principal Planner), M. Davies (Team Leader South), A. Pyne (Senior Planner), A. Wilcox (Senior Planner) and K. Houghton (Committee Services Officer).

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTEREST

Declarations of interest were received at the start of the meeting as follows: Councillor B. Miles (Item 5 – 19/0011/FULL) and Councillors E. Aldworth, J. Taylor and J. Simmonds (Agenda item 10 – 18/1062/FULL). Details are minuted with the respective item.

3. MINUTES – 23RD JANUARY 2019

It was moved and seconded that the minutes of the meeting held on the 23rd January 2019 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 23rd January 2019 (minute nos. 1-15) be approved and signed as a correct record.

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

4. CODE NO. 18/1082/FULL – GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

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 in the Officer's report, this application be granted.
- (ii) The applicant be advised of the comments (attached to the Officer's report) of Dwr Cymru/Welsh Water.
- (iii) The applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 Amenity, CW4 Natural heritage protection, CW15 Locational constraints, CW22 Mineral safeguarding.
- (iv) The applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

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/coalauthority.

5. CODE NO. 19/0011/FULL – GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

Councillor B. Miles declared a personal and prejudicial interest in that Hanson Aggregates Ltd, a company identified as a main competitor by Bryn Recycling Ltd (the applicant), are a tenant on land owned by a family member and she left the Chamber while the application was discussed.

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 was 0 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions in the Officer's report, this application be granted.
- (ii) The applicant be advised of the comments (attached to the Officer's report) of South Wales Fire and Rescue Service and of Dwr Cymru/Welsh Water.
- (iii) 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, CW4M CW15, CW22 and CW23.
- (i) It be recommended to the applicant 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).
- (ii) The applicant be advised that 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:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-ofmine-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 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

6. CODE NO. 18/0946/COU - 73 COMMERCIAL STREET, PONTYMISTER, RISCA, NEWPORT, NP11 6AW

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 in 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: SP6 and CW2.

7. CODE NO. 19/0012/FULL - 44 PENYLAN ROAD, ARGOED, BLACKWOOD, NP12 0AY

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 in 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) of Dwr Cymru/Welsh Water.

8. CODE NO. 18/1059/NCC – LAND AT GELLI FARM, TREDEGAR ROAD, CWMGELLI, BLACKWOOD

Councillor N. Dix spoke in objection and Ms L. Harry (the applicant's agent) spoke in support of the application.

The Principal Planning Officer (Team Leader South) informed the Committee that Condition 3 had been amended.

It was moved and seconded that Condition 2 be amended to bring forward the expiration date for the submission of an Application for approval of the reserved matters to the Local Planning Authority. By a show of hands and in noting there were 6 against and 1 abstention this was agreed by the majority present.

Following consideration of the application it was moved and seconded that subject to the aforementioned amendment, the recommendation contained in the Officer's report be approved and by a show of hands and in noting there was 2 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) This application be (A) deferred to allow the applicant to vary the Section 106 Agreement as set out in the Officer's report and on completion of the Agreement (B) that subject to the amendments to Condition 2 and 3, and the conditions within the Officer's report, this application be granted.

Amended Condition (2)

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of eighteen months from the date of this permission.

Reason:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Amended Condition (3)

The development hereby permitted shall be begun either before the expiration of two years and six months from the date of this permission, or before the expiration of one year 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.

- (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: SP6, CW2, CW3.
- (iii) The applicant be advised of the comments (attached to the Officer's report) of the Council's Rights of Wat Officer, Dwr Cymru/Welsh Water and Natural Resources Wales.

9. CODE NO. 18/1073/FULL – LAND AT GRID REF 315985 196189, HAWTIN PARK, GELLI-HAF, PONTLLANFRAITH

The Principal Planning Officer (Area South Leader) informed the Committee that Condition 10 as set out in in the Officer's report had been amended.

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 aforementioned amended Condition 10 and the conditions in the Officer's report, this application be granted.

Amended Condition 10

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

Drawings:

491-P-e_F1 A P 01 Site Plan

491-P-e_F1 A 0 01 Functional Plan

491-P-e_F1 A 1 01 Sections and Elevations

491-P-e_F1EG R 01 Drawing List

8294-101 Topographical Survey

8294-100 rev.2 Location Map

Ecological Phase 1 habitat survey prepared by David Elements – DCE1036:SEDA 4 V1

Site Investigation by Earth Science Partnership – ESP 7004b.02.3089 Rev1

Transport Assessment and Travel Plan by Corun

Tree Report and plan by ArbTS_SEDA

Noise Impact Assessment by Acoustic Consultants Ltd – Ref: 7305/SL

Planting plan ref: 422.02.B received 7/2/19

Management plan ref: 422.03.A received 3/2/19

Reason

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

- (ii) The applicant be advised that mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.
- (iii) The applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

- (iv) The applicant be advised of the comments (attached to the Officer's report) of Western Power Distribution, Dwr Cymru/Welsh Water, Public Right of Way and the Landscape Architect Officer.

10. CODE NO. 18/1062/FULL – LAND SOUTH OF GLANBRYNNAR FARM, PONTLLANFRAITH, BLACKWOOD, NP12 2AS

Councillors E. Aldworth declared a personal and prejudicial interest in that a family member works for a funeral services firm in Caerphilly and may use the proposed facility for business purposes and she left the Chamber while the application was discussed.

Councillor J. Taylor and J. Simmonds declared a personal and prejudicial interest in that they both represent Caerphilly County Borough Council on the Greater Gwent Cremation Joint Committee and they left the Chamber while the application was discussed.

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

The Development Control Manager informed the Committee that Conditions 3 and 5 had been amended and there were 11 additional Conditions.

Following consideration of the application it was moved and seconded that subject to agreement on a detailed junction scheme, the recommendation contained in the Officer's report be approved and by a show of hands and in noting there was 0 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) the application be (A) deferred to allow further discussion with the applicant to agree on a detailed junction scheme and on completion of an agreement that (B) subject to the amendments to Condition 3 and 5, additional Conditions and the conditions within the Officer's report, this application be granted.

Amended Condition 3:

The development shall be carried out in accordance with the following approved plans and documents unless amended in accordance with any conditions attached to this consent:

Location plan BWD01_P(0)000 Rev B;
Site roof plan BWD01_P(0)002 Rev B;
Site area plan BWD_P(0)003 Rev D ;
Ground floor and surrounds proposed BWD01_P(0)005 Rev B;
Path finishes and lighting BWD01_P(0)007 Rev B;
Ground floor plan BWD01_P(0)010 Rev D;
Roof plan BWD01_P(0)011 Rev B;
North and East Elevations BWD01_P(0)015 Rev C;
South and west elevations BWD01_P(0)016 Rev C;
Sections AA and BB BWD01_P(0)019 Rev B;
Sections CC, DD, EE, and FF BWD01_P(0)020 Rev B;
Floral tribute plan an elevation BWD01_P(0)022 Rev A;
Floral tribute details BWD01_P(0)023 Rev A;
Water feature BWD01_P(0)025 Rev A;
Entrance gates and signs BWD01_P(0)026;
Gas compound BWD01_P(0)024;
Artist's impression and materials palette BWD01_P(0)030 Rev A;
Illustrative Landscape Master Plan 18-45-PL-201;

Tree Protection Plan RSE_1732_TPP V3;
Construction & Ecological Management Plan (December 2018) RSE_1732_03-V2;
Flood Consequences Assessment & Surface Water Drainage Strategy (SLR Ref: 402.02845.00034 Version No: Issue 3 December 2018);
Noise Impact Assessment REC REFERENCE: AC105931-1R3 (11TH DECEMBER 2018);
Ecological Appraisal (December 2018) RSE_1732_01_V3;
Ground Investigation Report (SLR Ref: 402.02845.00032);
Landscape and Ecological Management Plan (December 2018) (TRP reference 18-45 R01);
Coal Mining Risk Assessment Report SLR Ref: 402.02845.00034_v01 (December 2018).

Reason:

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

Amended Condition 5:

Prior to the occupation of the development hereby approved a scheme of land and surface water drainage within the site shall be installed in accordance with the details submitted with the application subject of this consent, as amended by the email of 28 January 2018 from SLR consulting to Caerphilly County Borough Council titled '190128 Blackwood Crematorium'.

Reason:

To ensure the development is served by an appropriate means of drainage.

Additional Condition 9:

The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

Additional Condition 10:

If mature trees originally identified to be retained require felling or tree management work as part of the development hereby approved, a climbing inspection for bats shall be carried out before such works take place, and the results of the survey, together with details of any proposed mitigation measures shall be submitted for the approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved measures.

Reason:

To ensure proper measures are taken to safeguard the habitat of protected species, in the interests of biodiversity.

Additional Condition 11

The development hereby approved shall be carried out in accordance with the Recommendations made for Reptiles in 4.3.4 of the CEMP dated December 2018; prepared by Ramm Sanderson; unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure adequate protection and mitigation for protected species.

Additional Condition 12

Prior to the installation of any lighting at the development hereby approved, details of the 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 adequate protection to protected species.

Additional Condition 13

If perimeter scrub, hedgerow and woodland originally identified to be retained require felling or management work as part of the development hereby approved, an inspection for dormouse shall be carried out before such works take place, and the results of the survey, together with details of any proposed mitigation measures shall be submitted for the approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved measures.

Reason:

To ensure proper measures are taken to safeguard the habitat of protected species, in the interests of biodiversity.

Additional Condition 14

The development hereby approved shall be carried out in accordance with the Recommendations made for Badger and other notable mammals in Section 6; of the Ecological Appraisal Report dated December 2018; prepared by Ramm Sanderson; unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure adequate protection and mitigation for protected species.

Additional Condition 15

Prior to the commencement of any works associated with the development a fenced off buffer strip between the development and the stream during the construction works shall be created. The fenced buffer strip shall be retained until the development works are completed.

Reason:

To ensure adequate protection to habitats, in the interests of biodiversity.

Additional Condition 16

The existing junction access onto the A4048 shall be improved in a manner to be agreed in writing with the local planning authority before any works commence and be completed in materials as approved by the local planning authority before the development hereby approved is first occupied.

Reason:

In the interest of highway safety.

Additional Condition 17

Prior to the occupation of the development hereby approved, the private access road into the development shall be installed in accordance with engineering details that shall have been submitted to and approved in writing by the LPA.

Reason:

In the interest of highway safety.

Additional Condition 18

The development hereby approved shall not be occupied until the area indicated for the parking of vehicles has been laid out and constructed in accordance with drawing number 3063.06 X and that area shall not thereafter be used for any purpose other than the parking of vehicles associated with the crematorium facility.

Reason:

To ensure the provision of adequate parking at the development.

Additional Condition 19

Prior to the commencement of works on site a scheme to prevent mud and other debris being deposited on the public highway shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the agreed scheme. No surface water from the development shall discharge onto the A4048 Sirhowy Enterprise Way or into the highway surface water system.

Reason:

In the interest of highway safety.

- (ii) The applicant be advised of the following policies of the adopted Caerphilly County Borough Local Development Plan up to 2021 – Adopted 2010 are relevant to the conditions attached to this consent: CW2, CW3, CW4 and SP10.

11. CODE NO. 18/0912/RM – LAND AT GRID REF 314117 193622, TROEDYRHIW, YSTRAD MYNACH

Councillor M. James spoke in objection and Mr B. Davies (the applicant's agent) spoke in support of the objection.

The Senior Planning Officer informed the Committee that since the writing of the Officer's report an amended Proposed Site Block Plan had been submitted which if agreed by the Committee would result in the removal of Condition 10 and a minor amendment to Condition 2 as set out in the Officer's report.

He also informed the Committee that Conditions 3 as set out in the Officer's report had been amended and three Conditions and an informative note had been added.

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 removal of Condition 10, amended Condition 2 and 3, the additional conditions, additional informative note and the Condition in the Officer's report, this application be granted.

Amended Condition 2

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

- Site Location Plan, drawing reference 5430.02B received 19.10.18;
- Proposed Site Block Plan, drawing reference 5430.01U, received 15.02.19;
- Proposed Floorplans (Plots 1 and 2), drawing reference 5430.03, received 19.10.18;
- Proposed Elevations (Plots 1 and 2), drawing reference 5430.04, received 19.10.18;
- Proposed Elevations (Plots 3-8), drawing reference 5430.06A, received 19.10.18;
- Proposed Floorplans (Plots 3-8), drawing reference 5430.05B, received 07.01.19
- Proposed Landscaping Works, drawing reference 5430.07, received 19.10.18;
- Terra Firma Geotechnical and Geoenvironmental Report, reference 14377, dated April 2018.

Reason

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

Amended Condition 3

Notwithstanding the approved plans prior to the beneficial occupation of the dwellings located on plots 3-9 (inclusive), three off-street parking spaces shall be provided within the curtilage of the each of those dwellings in accordance with a scheme to be first agreed in writing with the Local Planning Authority. Following their provisions those parking spaces shall be maintained thereafter free obstruction for the parking of motor vehicles only.

Reason

In the interests of highway safety.

Additional Condition A

The rear amenity areas of the dwellings on Plots 1 to 9 (inclusive) as detailed on the Ferrier Hart Thomas drawing reference 5430.01U (revision U) do not extend to the sloping land which lies to the east and south of the proposed 1.8m feather edge boarded timber fence shown on the drawing reference above.

Reason

To define the scope of the permission.

Additional Condition B

A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings on the site. The landscaping is maintained in the interests of the visual amenity of the area.

Reason

To ensure that the landscaping is maintained in the interests of the visual amenity of the area.

Additional Conditional C

Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out on accordance with the approved details.

Reason

In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Informative Note

The developer is reminded of their responsibilities under the Wildlife And Countryside Act 1981 (as amended), The Environmental Protection Act 1990 and the Environmental Permitting Regulations 2010 in respect of Japanese Knotweed. The eastern and southern boundaries of the site have been previously treated for the presence of Knotweed. For further information and advice please contact the Council's Invasive Plant Species Officer on 01443 838632.

- (ii) The applicant be advised of the comments (attached to the Officer's report) of Dwr Cymru/Welsh Water and the Council's Ecologist.
- (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 in 0345 762 6848.

Further information is also available on the Coal Authority website at;

www.gov.uk/government/organisations/the-coal-authority

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

12. PREFACE ITEM CODE NO. P/06/0037 – WATERLOO WORKS, MACHEN

Mr P. Williams (the applicant agent) spoke in support of the application.

The Development Control Manager advised Members that the Officer's recommendation as set out in the Officer's report has been revised as follows;

'Planning permission be deferred to allow the Development Control Manager to advise the applicant to withdraw the application by the end of March 2019 or the Officer's recommendation to refuse will be put to the Planning Committee at the 17th April 2019 meeting.'

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

RESOLVED that planning permission be deferred to allow the Development Control Manager to advise the applicant to withdraw the application or the Officer's recommendation to refuse will be put to the Planning Committee at the 17th April 2019 meeting.

13. CODE NO. 18/0894/FULL – 57 ST TELIO'S WAY, WATFORD, CAERPHILLY, CF83 1FA

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development

over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

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.

- (iii) The applicant be advised that Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.
- (iv) The applicant be advised that Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice

on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

- (v) The applicant be advised of the comments (attached to the Officers report) of the Council's Ecologist.

14. CODE NO. 18/1017/COU – TRADE SALES SOUTH WALES, NEWPORT ROAD, TRETHOMAS, CAERPHILLY, CF83 8BY

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

15. CODE NO. 18/1067/FULL – UNIT 6, GALLAGHER RETAIL PARK, PARC PONTYPANDY, CAERPHILLY, CF83 3GX

Councillors J. Pritchard and P. Bevan spoke in objection to the application.

The Principal Planning Officer informed the Committee that Condition 4 as set out in the Officer's report had been amended.

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 aforementioned amendment to Condition 4 and the conditions in the Officer's report, this application be granted.

Amended Condition 4

No part of the buildings shall be occupied until a scheme had been submitted to and approved in writing by the Local Planning Authority for the control of noise from deliveries, including the proposed times for those deliveries, and the nature of reversing alarms. The measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the amenities of the area.

- (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 of the comments (attached to the Officer's report) of the Council's Rights of Way Officer, Public Health and Protection Officer, Land Drainage Officer and Natural Resources Wales.
- (iv) The applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

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:

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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.

16. CODE NO. 18/1068/ADV - UNIT 6, GALLAGHER RETAIL PARK, PARC PONTYPANDY, CAERPHILLY, CF83 3GX

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities.

As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

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.

17-20. 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.

In reference to Application 18/0323/FULL, A Member sought clarification on the nature of the additional information that Planning Officers were awaiting. The Development Control Manager advised Members that it was in relation to new information received from Welsh Government which had issued a list of additional questions to ask applicants when the application was a Gypsy/Traveller site. He agreed to send the list to Planning Committee Members for their reference.

The meeting closed at 19.43pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 20th March 2019, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0002/FULL 02.01.2019	FCFM Group Properties VI Ltd Mr J Steven 39 Sloan Street Knightsbridge London SW1X 9LP	Redevelop the former Somerfield Supermarket, including the partial demolition of the existing structure and construction of 47 No. 1 and 2 bed apartments over three storeys; and development of 21 permanent artisan market units, to be located on the existing market square to the south of The Market Place shopping centre Unit A 12 The Market Place Blackwood NP12 1ZP

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located to the west of Blackwood High Street.

Site description: The application site comprises the former Somerfield Supermarket building, and the Market Square area that is located to the south of the Market Place Shopping Centre and to the north of the Blackwood Bus Station building.

Development: It is proposed to redevelop the former Somerfield Supermarket to include the partial demolition of the existing structure (excluding the recently occupied Gym element) and construct 47 apartments (1 and 2 bedrooms) over three storeys. It is also proposed to develop 20 permanent artisan market units on the site of the existing Market Square.

Dimensions: Residential apartment block - It is proposed to demolish the remaining section of the former Somerfield Supermarket building to the north of the recently opened Gym. This area of demolition measures approximately 46 metres in width when viewed from the existing car park that fronts the site to the west. The height of the existing building varies between 7.8 - 9.0 metres, with the higher part of the roof at the northern extent of the building. The proposed ridge height for the apartment building is 10.8 metres, stepping down to 8.1 metres at the northern extent of the building.

Cont....

Application 19/0002/FULL Continued

The demolition and rebuild only relates to the structure at upper level, i.e. former Supermarket slab level. Therefore the existing retail/commercial uses at the Market place below will be unaffected by the works (post-completion).

Artisan Market Building - The proposed structure is roughly 'U' shaped in plan. Each Unit (20 in total) has a floor area of approximately 4.6 metres x 3.7 metres. The overall footprint of the structure measures 32 metres x 33 metres with circulation space and a covered walkway.

Materials: Residential apartment block - Brick to match existing shopping centre, elements of timber cladding, and slate tile roof to match existing.

Artisan market - Blue/grey stone cladding and timber cladding walls, with single ply membrane flat roof.

Ancillary development, e.g. parking: 47 parking spaces are proposed to serve the proposed residential apartments, i.e. one per dwelling.

An internal garden courtyard area is proposed to serve as amenity space for future occupiers of the proposed apartments. This area has a footprint of approximately 230 sq. metres. Numerous balconies and terraces are also proposed to serve as amenity space.

An electric car charging point that can charge up to two cars at any one time will also be provided in the parking area.

PLANNING HISTORY 2005 TO PRESENT

17/0752/COU - Subdivide the existing retail (Class A1) unit into three units and change the use of one new unit from retail (Class A1) to gym (Class D2) use - Granted - 09.11.2017.

16/1006/COU - Subdivide existing A1 retail unit into three units, provide associated changes to the external appearance and servicing arrangements, and change the use of one new unit from A1 retail to D2 gym - Granted - 12.01.2017.

17/0754/ADV - Display 2 no. internally illuminated fascias and various window manifestations - Granted - 13.11.2017.

POLICY

LOCAL DEVELOPMENT PLAN

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

Cont....

Application 19/0002/FULL Continued

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 SP14 Total Housing Requirements

Policy SP15 Affordable Housing Target

Policy SP19 Transport Infrastructure Improvements

Policy SP21 Parking Standards

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion

Policy CW2 Amenity

Policy CW3 Design considerations (Highways)

Policy CW5 Protection of the Water Environment

Policy CW10 Leisure and Open Space provision

Policy CW11 Affordable Housing Planning Obligation

Policy CW14 Use Class Restrictions - Retail

Policy CW15 General locational constraints

Supplementary Planning Guidance

LDP1: Affordable Housing Obligations

LDP5: Car Parking Standards

LDP6: Building Better Places to Live

NATIONAL POLICY

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note 1: Joint Housing Land Availability Studies (2015)

Technical Advice Note 2: Planning & Affordable Housing (2006)

Technical Advice Note 4: Retail and commercial development (2016)

Technical Advice Note 11: Noise (1997)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 23: Economic development (2014)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont....

Application 19/0002/FULL Continued

COAL MINING LEGACY

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

CONSULTATION

CCBC - 21st Century Schools - Confirm that there is adequate room to take catchment children into the English and Welsh Primary Schools, and the English Secondary School. Also that there is limited availability for future years in the Welsh medium Comprehensive School that would currently serve the site in Fleur de Lys. However, this is based on the assumption that all planning permissions for residential development in the area will go ahead, and this may not be the case.

Head Of Public Protection - Request that a noise assessment be undertaken to assess the potential noise impact of existing commercial uses that surround the site on the future amenity of future occupiers of the proposed residential apartments. However, this is a town centre location where residential development is acceptable in principle and where there are existing residential properties. On this basis, a suitably worded Condition will be attached to the permission requiring the developer to ensure noise mitigation measures are agreed prior to the commencement of the development. As the developer has control of the service/delivery yard that will sit beneath some apartments, they are able to control the timing of deliveries, etc.

An Air Quality Impact Assessment is also requested. However, as the proposed use, i.e. residential apartments, will generate less traffic movements than the existing lawful use of the site, i.e. supermarket, the development will result in an overall improvement in terms of traffic movements and associated air quality issues. Furthermore, given the proposed position of the apartment, i.e. above and away from the High Street (approximately 50 metres, and behind the buildings that front onto High Street), the proposal is not introducing new receptors (people) into a potential air quality management area. Therefore it is not considered to be reasonable to request such an Air Quality impact Assessment for this development. The developer has agreed to provide an electric car charging point to serve the new development, a measure that will contribute to improving air quality in the future.

CCBC Housing Enabling Officer - Blackwood falls with the Blackwood ward which for the purposes of the affordable housing Supplementary planning Guidance falls within the Northern Connections Corridor housing market area. This area has an affordable housing target of 25%. This equates to 11 units of affordable housing. The developer is agreeable to this and the requirement will be secured by way of Section 106 Legal Agreement.

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

Cont....

Application 19/0002/FULL Continued

Parks And Open Spaces - No comments.

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

Transportation Engineering Manager - No objection subject to Conditions.

Dwr Cymru - Provide advice to the developer.

Police Architectural Liaison Officer - Raise no objection to the proposal. Comment that the development has good levels of natural surveillance.

Wales & West Utilities - Provide advice to the developer.

Western Power Distribution - No comments.

Ecologist - Based on the submitted Preliminary Bat Roost Assessment Report (summarised above) no objection is raised subject to requested Conditions and advice.

Town Centre Manager CCBC - Welcomes the proposed development as a way to potential reinvigorate the Centre and increase footfall. Raises concern that the Artisan Market may block views to the existing Bus station building given its high architectural merit. On this basis the applicant agreed to reduce the length of the proposed artisan market in this area thereby improving views towards the Bus Station. Asks for consideration to be given to an A1 only use class for the proposed units.

ADVERTISEMENT

Extent of advertisement: 84 nearby residential and commercial properties were consulted by way of letter and a bi-lingual site notice was displayed on a street lighting column on the Market Square.

Response: Four objections have been received.

Summary of observations:

1. Loss of privacy to nearby residential properties;
2. Loss of outlook/view;
3. Devaluation of property;
4. Inadequate car parking to serve proposed development;
5. Potential damage from trees within the application site;
6. Potential anti-social behaviour associated with the Market Place development;
7. How many car parking spaces will be retained for use by the public/shoppers;
8. Where will the existing outdoor market be held;
9. Will there be restrictions on the proposed artisan market units, i.e. no sale of hot food?

Cont....

Application 19/0002/FULL Continued

10. Will the market units or apartments be built first?
11. Why doesn't the developer sub-divide the existing Market Place empty units?
12. How much disruption will there be during works and how long will it take?
13. What is the tenure type of apartment?
14. Concerns from existing market traders that use the site that they will no longer be able to trade at the site;
15. Loss of light to the existing Plaza Café that sits within the Bus Station building;
16. Proposal will take trade from the High Street.

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? At the requests of the Local Authority's Ecologist a Preliminary Bat Roost Assessment was undertaken by a competent ecologist. An inspection of the existing building was undertaken in February 2019 to assess the potential of the built structure to support roosting bats. No potential bat roost features were noted and no evidence of bat ingress was found. Therefore the building is considered to provide low bat roosting potential. On this basis no objection is raised subject to biodiversity enhancement conditions and advice.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The application is for residential development and commercial space and as such if granted it would be liable to pay the Community Infrastructure Levy. Blackwood lies within the Mid Viability Area and new general market housing is liable to pay £25 per square metre and A1 retail development is liable to pay £100 per square metre (both 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.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. As the application comprises two elements, these will be considered separately below for the purposes of clarity. It should however be noted that the proposal is recommended for approval subject to a Section 106 Agreement that requires the developer to construct and make available the Artisan Market units prior to occupation of the proposed residential apartments. This is discussed in more detail below.

Cont....

Application 19/0002/FULL Continued

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

RESIDENTIAL ELEMENT:

- Loss of A1 retail space within principal retail area;
- The principle of introducing residential development into the town centre;
- Visual impact of proposed development;
- Impact on amenity of nearby residential properties;
- Car parking requirements and loss of existing town centre car parking;

1. Loss of A1 retail space within Principal Town Centre area

The site in question is located within the Principal Town Centre boundary of Blackwood, and therefore the provisions of Policy CW14 (Use Class Restrictions - Retail) of the adopted Caerphilly County Borough Local Development Plan up to 2021 (LDP) apply. Criterion A stipulates that changes of use of the ground floors of A1 retail premises to other (non-residential) uses will only be permitted where the commercial vacancy rate of the centre has been over 10% for over a year. As of 2016 (the most recently available data), the vacancy rate for Blackwood was 11.2%, a slight decrease from 12.5% in 2015. The proposal therefore meets the provisions of Policy CW14.

This proposal complies with national and local policy and will potentially diversify the uses within the town centre. However it should be noted that the vacancy rate in Blackwood town centre is due largely to the number of smaller units that are empty and which are not attractive to the national retailers and it is disappointing that one of the few large units will be sub divided. It would be desirable to encourage retailers to locate in existing units of a suitable size, rather than seek the subdivision of single, larger units, however it is accepted that this is not a matter which this application can, nor should be expected to, address.

The remaining, undeveloped part of the former Somerfield Supermarket has a floor area of approximately 1300 square metres. The proposed Artisan Market development will create 560 square metres of new commercial floor space within the defined Principal town Centre. Whilst this is not a like for like replacement in terms of floor area, it is noted that the Somerfield Building has been vacant since 2001 and is relatively divorced from the town centre. Therefore its redevelopment for residential purposes is seen as making a positive contribution to the vitality and viability of the town centre by way of increasing footfall.

Cont....

This consideration is reinforced by Technical Advice Note (TAN) 23: Economic Development (2014). TAN 23 provides guidance on the economic development issues relevant to the consideration of this application. High Level Planning Objectives are outlined in Paragraph 1.2.1 and 1.2.2 of TAN 23 which state that 'it is essential that the planning system recognises, and gives due weight to the economic benefits associated with new development' and that 'planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary.

2 The principle of introducing residential development into the town centre

Paragraph 4.3.1 of Planning Policy Wales - Edition 10 states that retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.

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

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

Paragraph 4.3.5 explains the change in nature of retailing and identifies that many retail and commercial centres will experience both growth and decline, in some retail centres it might be appropriate to identify locations for expansion whilst in others it may be necessary to identify measures to reinvigorate centres.

This is further supported by Paragraph 4.3.30 which states that although retailing (A1) uses should underpin retail and commercial centres, it is only one of the factors which contribute to its vibrancy and that policies should encourage a diversity of uses in centres.

Paragraph 4.3.33 states that "vibrant and viable centres are distinguished by a diversity of activity and uses which should contribute towards a centre's wellbeing and success, whilst also reducing the need to travel."

In assessing development proposals within defined centres, planning authorities should assess retail and commercial centre performance and their overall vitality and viability. This is further explained in Paragraph 4.3.36 which outlines that where premises have been vacant for some time and may undermine a centre's vitality and viability "planning authorities should consider how non-A1 uses may play a greater role to increasing diversity and reducing vacancy levels.

Cont....

Application 19/0002/FULL Continued

Technical Advice Note 4 (TAN 4) also provides guidance on the issues relevant to the consideration of this application.

Paragraph 9.1 states that "vibrant and viable centres are distinguished by a diversity of uses and activities."

Whilst Paragraph 9.2 advocates that local planning authorities should consider applying a flexible approach to the consideration of planning applications, considering "the positive role that non A1 uses" can bring to a centre.

Creating vibrant and viable town centres and allowing diversification can contribute to "increasing the period of time a shopper spends in a centre as well as providing places for social and business interaction."

Paragraph 9.5 states that long term vacant property can have a detrimental effect on the appearance and economic performance of a centre. This is a key consideration in the determination of this application as this unit has been vacant since 2001.

It is widely recognised that the face of small regional towns is changing. It is no longer the case that A1 retail uses only will be allowed, as it is important to facilitate a range of uses to encourage footfall in the interests of vitality and viability. The 47 proposed residential apartments will increase footfall within the town centre whilst re-developing a building that has been vacant for almost 20 years. For these reasons the proposed residential development is considered to be acceptable in principle.

3. Visual impact of proposed development

In visual terms, the primary impact will be when the building is viewed from the existing car park that bounds the site to the west. At present the building is essentially single storey with a high commercial roof above. The proposal will alter this elevation to a primarily three storey building with residential type fenestration. The overall height of the building when viewed from the car park will be similar to that of a town house. The use of brick to match the existing building coupled with timber cladding to add interest is considered to represent an improvement in visual amenity terms. In terms of views of the development from the east, these will be at a considerable distance, i.e. from upper Woodfieldside and lower Penmaen. In relation to the existing ridge level, this increase in height is modest and will have little impact in visual terms at such distances. For these reasons, the proposed development is considered to be acceptable in visual amenity terms.

Cont....

4. Impact on amenity of nearby residential properties;

Given the position of the existing building in relation to existing residential properties that adjoining the application site, it is considered that a small number of properties will be affected by the proposal. In particular it is the properties at the southern end of Highland Terrace, i.e. Nos 3 & 4 Highland Terrace that will be impact most. At present the eaves level of the existing building is 3.5 metres above ground level at its point closest to No. 4 Highland Terrace. The submitted plans show this height increasing to 6.0 metres. Also, it is proposed to extend the element of the building closest to No. 4 Highland Terrace further east by approximately 3.0 metres. It is noted that there are no windows in the south facing side elevation of No. 4 Highland Terrace that will be directly impact by these proposed enlargement works. However, the resultant increased massing will alter the amount of shadowing the current building casts over this property and its front and rear garden areas.

On this basis, the applicant has submitted a shadow path analysis to illustrate the existing and proposed impact. The studies (a computer based programme) were carried out in June (mid-summer), March (the equinox month) and December (mid-Winter). The results of the shadow path analysis show that following development there will only be transient overshadowing over amenity areas surrounding the site, including the gardens to the north and north-west of the site. Based on BRE guidance, the limited increase in overshadowing of adjacent amenity areas would not warrant a refusal of planning permission, and therefore the development is considered to be acceptable in this regards.

The other potential impact of the development is increase overlooking of private amenity areas of nearby properties. At the northern extent of the proposed residential development, the building steps down from three-storeys to two-storeys. It is probable that this step in the building was to reduce the overbearing/overshadowing impact on the properties to the north. Whilst no windows are proposed in the north facing, side elevation of the proposed building, a first floor lounge window is proposed that will face west. At a 45 degree angle, the distance from this window to the rear amenity space of No. 4 Highland Terrace is approximately 10-12 metres. However, given the angle of this view, coupled with the property adjoining No. 4, i.e. No. 3 having a similar view into the rear garden, this relationship is not considered to be unacceptable, and would not warrant a refusal of planning permission.

5. Car parking requirements and loss of existing town centre car parking

The application proposes to create 47 residential apartments (1 and 2 bedrooms). Whilst the adopted Car Parking Standards generally require one parking space per dwelling, the application site is located in a highly sustainable location in terms of its proximity to Blackwood bus Station as well as the vast range of services in Blackwood Town Centre. Therefore it is considered that the proposed level of parking, i.e. 1 space per apartment, is adequate.

Cont....

Application 19/0002/FULL Continued

A condition will be attached to the permission requiring these spaces to be allocated to specific apartment to avoid potential conflict in the future. A Condition will also be attached to the permission requiring further details of parking provision to serve the existing Gym use.

On a separate note, the existing car park is privately owned and therefore loss of existing parking spaces to serve the Town Centre is not a material consideration. Furthermore, there are several Local Authority 'pay and display' car parks in close proximity to the site which appear to be underutilised at present. On this basis it is not considered that the allocation of 47 spaces to serve the residential development will have a detrimental impact on the viability of the existing Town Centre.

ARTISAN MARKET:

1. Loss of existing traditional open air market area

At present, the open air market operates on the site 2-3 times per week, i.e. Tuesdays, Fridays and Saturdays. It is recognised that this is an important retail offer that encourages footfall and commercial activity in the Town Centre. The proposal would create 20 permanent artisan market units on the site of the existing Market Square. This area is located within the Principal Town Centre boundary where retail uses are considered to be acceptable. The proposed development represents an excellent opportunity for outside investment in Blackwood Town Centre that aims to improve the retail offer of the town and improve viability.

The submitted plans show that space will be made available between and around the proposed permanent units to allow existing market traders to continue to operate. It is recognised that this historic use of the site is important and therefore the provision of space for such occasional use will be required by way of planning Condition.

2. Impact on Bus Station building

The scheme as originally submitted showed the proposed 'U' shaped Artisan market building projecting further to the east, i.e. across the northern frontage of the Bus Station building. This building is recognised as being architecturally important within the Town centre and currently there are unrestricted views of its northern elevation (when the Market Square is not being used for an open air market). On this basis the applicant was asked to reduce the overall length of the building in its position closest to the bus station. Amended plans have been submitted to this effect, and the result is broader views of the existing bus station when viewed from the north. This compromise on the part of the developer is considered to overcome this potentially negative impact. It should also be noted that the proposed Artisan market units will be sited approximately 10 metres away from the Bus Station at their nearest point. Given the limited height of the proposed units, this distance of separation will ensure there is no unacceptable overbearing or overshadowing impact that could detract from the use of the existing café that sits within the northern part of the Bus Station building.

Cont....

Conclusion

Consideration of this proposal needs to be seen in the context of the evolution of Blackwood Town Centre. The proposed development is in a sustainable location and benefits from all the services offered by Blackwood Town centre and is within close proximity to Blackwood Bus Station. Whilst the vacancy rate within Blackwood Town Centre remains relatively low (below 10%), the former supermarket store has been vacant since 2001, with no significant interest in its beneficial re-use as an A1 retail premise. The development proposal seeks to utilise this vacant retail space to create 47 apartments that would positively contribute to meeting local housing need and once occupied would increase footfall and patronage to this area of town.

Given that the proposal to develop the former supermarket would result in the loss of retail floor space, this should be offset with the development of the artisan market in advance of the beneficial occupation of the apartments, this requirement should be set out in a legal agreement with the developer in order to ensure the future vitality and viability of this area of the town centre. The artisan market units will provide an additional retail offer to the town, providing relatively small units that are likely to appeal to small businesses and traders, diversifying and re-invigorating the 'offer' of the town centre.

Comments from Consultees: The issues raised by the Head of Public Protection are discussed above. It is considered that these issues can be appropriately controlled by way of Condition. Conditions will also be attached to the permission relating to the control of Noise and Dust during demolition and subsequent construction works.

No objections are raised by other Consultees subject to Conditions and advice.

Comments from public:

1. Loss of privacy to nearby residential properties - This issue has been addressed in detail above in the analysis section.
2. Loss of outlook/view - This issue has been addressed in detail above in the analysis section.
3. Devaluation of property - This is not a material planning consideration.
4. Inadequate car parking to serve proposed development - Adequate provision of car parking is proposed as part of the development. A condition will also be attached to the permission to ensure adequate levels of car parking are provided to serve the existing gym use.
5. Potential damage from trees within the application site - A small amount of ornamental planting is proposed within the existing car park area. A condition will be attached to the permission requiring details of a landscaping scheme. The Council's Landscape Architect will comment on this landscaping scheme and therefore no trees that could damage adjoining properties would be considered appropriate as part of this landscaping scheme.

Cont....

Application 19/0002/FULL Continued

6. Potential anti-social behaviour associated with the Market Place development - It is anticipated that a permanent presence on the Market Square will reduce anti-social behaviour by virtue of increased daily footfall.
7. How many car parking spaces will be retained for use by the public/shoppers - The existing car park is privately owned. Adequate levels of town centre parking are available in the car parking areas that surround the town centre. Furthermore, planning policy wales (Edition 10) encourages use of modes of transport other than private vehicles. The site is in very close proximity to Blackwood Bus Station.
8. Where will the existing outdoor market be held? - This matter will be controlled by way of Condition.
9. Will there be restrictions on the proposed artisan market units, i.e. no sale of hot food? - The units will be approved as an A1 retail use.
10. Will the market units or apartments be built first? - As the development involves losing a large amount of available retail space in the former Somerfield Supermarket building, the Section 106 Legal Agreement will require that the Artisan Market units be provided prior to first occupation of the approved residential apartments.
11. Why doesn't the developer sub-divide the existing Market Place empty units? - This does not form part of the current application, which must be determined on its own individual merits.
12. How much disruption will there be during works and how long will it take? – Inevitably there will be disruption during works, as with all development. However, conditions will be attached to the permission to reduce the potential impact.
13. What is the tenure type of apartment? - This is not a planning matter. 25% of the units will be affordable housing.
14. Concerns from existing market traders that use the site that they will no longer be able to trade at the site - The applicant has indicated that existing traders will still be able to use the site, and that this will be actively encouraged as it increases footfall. A condition will be attached to the permission requiring details of spaces to be made available to these traders and a likely timetable for their use.
15. Loss of light to the existing Plaza Café that sits within the Bus Station building - As discussed above, the market place units are single storey and a suitable distance away from the bus station to ensure this is not an issue.
16. Proposal will take trade from the High Street - The application site is located within the defined town centre. The proposal aims to provide a different offer that will hopefully increase footfall and related viability and vitality.

Other material considerations: The proposal to develop 47 units (including 11 affordable units) would make a significant contribution to the housing land supply.

The recommendation is to require the applicant to enter into a S106 Agreement in respect of Affordable Housing provision and the requirement to provide the Artisan Market Units prior to first occupation of the residential apartments. 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.

Cont....

Application 19/0002/FULL Continued

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 requirement to provide the Market Units first, given the proposal involves the loss of a large area of retail floor space within the town centre boundary, it is important that the compensatory retail space is secured by way of legal agreement.

In respect to the second point this is an area of housing pressure and affordable dwellings are required in the Blackwood 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 phasing of the developments, the requirement to provide the retail element first is 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%, i.e. 11 of 47 properties. In view of the projected financial position for this site these levels were considered to be reasonable.

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. 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.

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Application 19/0002/FULL Continued

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 be GRANTED.

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Dwg No: 2212/112C, Second Floor Plan, received 07.03.2019;
Dwg No: 2212/110C, Ground Floor Plan, received 07.03.2019;
Dwg No: 2212/111C, First Floor Plan, received 07.03.2019;
Dwg No: 2212/102C, Proposed Site Plan, received 06.03.2019;
Dwg No: 2212/104A, Proposed Site Plan, received 06.03.2019;
Dwg No: 2212/100A, Site Location Plan, received 06.03.2019;
Dwg No: 2212/101A, Site Block Plan, received 06.03.2019;
Preliminary Bat Roost Assessment (PRA) Report, prepared by Pearce Environment Ltd., received 23.02.2019;
Dwg No: 2212/129A, Proposed Elevations Sheet 2, received 23.02.2019;
Dwg No: 2212/129A, Proposed Elevations Sheet 1, received 23.02.2019;
Dwg No: 2212/127, Proposed Courtyard Elevations, received 23.02.2019;
Dwg No: 2212/118A, Proposed Ground Floor Plan, received 23.02.2019;
Dwg No: 2212/113A, Roof Plan, received 02.01.2019;
Dwg No: 2212/125, Proposed East and West Elevations, received 02.01.2019;
Dwg No: 2212/126, Proposed North and South Elevations, received 02.01.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
 - (i) control of noise,
 - (ii) control of dust, smell and other effluvia,
 - (iii) control of surface water run off,

Cont....

Application 19/0002/FULL Continued

- (iv) site security arrangements including hoardings,
- (v) proposed method of piling for foundations,
- (vi) construction and demolition working hours,
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 05) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.

- 06) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the first occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 07) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

Cont....

Application 19/0002/FULL Continued

- 08) The hole within the western elevation of the building must be covered with a suitable ventilation grille as soon as possible (no later than the 31st March 2019 with one similar to existing grilles elsewhere on the building with a fine mesh behind the slats) to prevent the potential ingress of bats during the active season. A check for nesting birds inside the building must also be undertaken prior to the replacement of the grille to ensure no birds are trapped within the building and the results of which submitted to the local Planning Authority for approval.
REASON: To ensure adequate protection to European Protected Species.
- 09) Prior to the commencement of development (excluding demolitions) details of the 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 adequate protection to protected species.
- 10) Prior to the commencement of any works (excluding demolition) associated with the development hereby approved, as recommended in the submitted Preliminary Bat Roost Assessment Report, a plan showing details of the provision of a minimum of 4 boxes/roosts and a means of access for bats in the existing or new buildings at 12 The Market Place, Blackwood, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the existing or new buildings hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2019) and Tan 5 Nature Conservation and Planning (2009).
- 11) Prior to the commencement of any works on site (excluding demolition), as recommended in the submitted Preliminary Bat Roost Assessment Report, details of the provision of a minimum of 2 nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the existing or new buildings at 12 The Market Place, Blackwood, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the existing or new buildings hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2019) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application 19/0002/FULL Continued

- 12) Prior to the commencement of the development (excluding demolition) details shall be submitted to the Local Planning Authority for their written approval showing collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas details shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety in accordance with policies CW2, CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the commencement of works (excluding demolition) details shall be submitted to the Local Planning Authority for their written approval providing further detail of the proposed internal amenity space to serve the approved residential apartments. Details shall include furniture, planting, etc. The agreed amenity area shall be completed prior to first occupation of the approved apartments and retained thereafter for the lifetime of the development.
REASON: In the interests of the residential amenity of future occupiers.
- 14) In accordance with the amended block layout plan received 6th March 2019, prior to the commencement of the development (excluding demolition) further details shall be submitted to the Local Planning Authority for their written approval showing the type and position of the electric vehicle charging point to be provided as part of the development. This agreed charging point shall be installed and be fully operation prior to first occupation of the residential element of the proposal, and shall be maintained thereafter for the lifetime of the development.
REASON: In the interests of promoting clean energy and in the interests of air quality.
- 15) Prior to the commencement of the development (excluding demolition) details shall be submitted to the Local Planning Authority outlining what acoustic measures will be provided to ensure external noise sources do not have an unacceptable impact on the living conditions of future occupiers of the residential apartments hereby approved. The development shall be undertaken in accordance with this agreed acoustic scheme and maintained thereafter for the lifetime of the development.
REASON: In the interests of the residential amenity of future occupiers.

Cont....

Application 19/0002/FULL Continued

- 16) The car parking provision as shown on the amended block layout plan (Dwg No: 2212/101A) received 06.03.2019 shall be provided prior to first occupation of the residential apartments hereby approved. Each apartment shall be allocated an individual space. The parking provision shall be maintained unrestricted for the parking of private motor vehicles only for the lifetime of the development.
REASON: To ensure appropriate levels of off-street parking are provided to serve the proposed development in accordance with the Adopted Car Parking Guidelines
- 17) Notwithstanding the submitted plan, prior to the commencement of the development, details shall be submitted to the Local Planning Authority for their written approval, detailing parking provision to serve the Gym that occupies part of the application site. The development shall be carried out in accordance with the agreed details and this area shall be kept free for the parking of vehicles associated with the gym only at all times.
REASON: To ensure adequate levels of parking area provided to serve the existing commercial use onsite.
- 18) The Artisan Market units hereby approved shall be used for Class A1 purposes and for no other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) without the approval of the Local Planning Authority.
REASON: In the interests of exercising appropriate control over the use of the approved units in accordance with policy CW14 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 19) Prior to first use of any of the approved Artisan market unit, details shall be submitted to the Local Planning Authority for their written approval showing areas on the Market Square site to be made available to 'open air market traders' that may wish to use the site on an occasional basis. The agreed areas shall be kept free for such a use at all times unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure traditional open air market traders can continue to trade in the Town Centre.

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, C3, CW4, CW5.

Please find attached the comments of Welsh Water, The Council's Ecologist, Senior Engineer (Land Drainage), Housing Enabling Officer, Wales & West Utilities that are brought to the applicant's attention.



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0053/FULL 25.01.2019	Ty Sign Community Hall And Resource Centre Mr R Owen Adjacent To Rowan Road And Elm Drive Risca Newport South Wales	Erect a Community Hall and Resource Centre with associated car parking and improved access from Rowan Road and garden space Land Adjacent To Rowan Road Ty Sign Risca

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located to the east of Rowan Road, Ty Sign.

Site description: An informal area of open space directly below an area of formal play provision.

Development: Full planning permission is sought to erect a community hall and resource centre with associated car parking and garden area.

Dimensions: The building measures 16.65 metres in width by 18.0 metres in depth with a height of 3.0 metres to the eaves and 6.0 metres to ridge height.

Materials: Facing brick, profiled roof sheeting together with powder coated aluminium and steel framed double glazed windows and doors.

Ancillary development, e.g. parking:

Widening the existing access and provision of a pedestrian footpath off Rowan Road. 17 car parking spaces, 2 disabled car parking spaces and a servicing and operational bay are proposed.

2 metre high green coated metal mesh security fencing enclosing the garden area.

5 roof lights are proposed on the north-eastern roof plane.

Solar panels on the south-eastern roof plane.

PLANNING HISTORY 2005 TO PRESENT

None

Cont...

Application 19/0053/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations - Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW7 (Protection of Open Space), CW8 (Protection of Community and Leisure Facilities), CW15 (General Locational Constraints) and advice contained within Supplementary Planning Guidance LDP5: Car Parking Standards.

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within an area where there are no coal mining legacy issues.

CONSULTATION

Principal Valuer - No comments received at the time of writing the report.

Transportation Engineering Manager - No objection subject to conditions relating to the means of access, the provision of a pedestrian footpath, vision splays, parking areas and surface water run-off.

Head Of Public Protection - No objection subject to conditions relating to the storage and collection of waste, a scheme of foul drainage to include a grease trap, a scheme of odour / fume control and details of any plant machinery to be installed.

Senior Engineer (Land Drainage) - The applicant has submitted a Sustainable Drainage Standards compliance statement. Elements of the suggested proposals are traditional in their approach, therefore, it is highly likely a revised design will need to be submitted to the Sustainable Drainage Approval Body.

Cont....

Application 19/0053/FULL Continued

Dwr Cymru - Provides informative advice to the developer.

Ecologist - The proposed site has the potential to support reptiles. However, due to the size of the proposed site a reptile survey will not be required in this instance, but a precautionary approach will be taken. Therefore, no objection is raised subject to the imposition of condition to any consent in relation to a reptile mitigation strategy and biodiversity enhancements to be included within the site.

Parks And Open Spaces - No comments received at the time of writing the report.

Landscape Architect - No objection subject to a condition for a scheme depicting hard and soft landscaping and boundary treatments.

Senior Arboricultural Officer (Trees) - The scheme is feasible arboriculturally, but only if a no-dig construction is incorporated into the design of the proposed access road and footpath, and the northwest corner of the car park. Informative advice is also provided to the developer in respect of the applicant engaging with an arborist approved on the CCBC approved framework.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and 60 neighbours were consulted.

Response:

21 letters of representation were received objecting to the development including a representation received from the community councillor.

12 letters of representation were received in support of the development.

Summary of observations:

COMMUNITY COUNCILLOR

- The skate park has just been installed at an expense of £25,000 and there are concerns that any new development or land mass movements could undermine the recent installations.
- There is an underground stream running through the site.
- Wild bog plants grow on the green during the summer.
- There are Grade 1 listed trees on the site and will compromise the roots and health of the trees.
- It would be heart-breaking for the community to see the communal areas lost.
- The proposal increases carbon footprint when there are alternative underused buildings in the area.
- The proposal is a waste of financial resources that could be spent elsewhere.

Cont....

SITE FEASIBILITY AND SUITABILITY

- There is other land that can be used for the community centre.
- The building will attract drug users and children will not be allowed to play in the parks.
- This is the only remaining large area of land left in Ty Sign that locals are trying to develop for children.
- The development will be built on waste land and drainage will be a problem.
- There are many existing buildings within the area that can be utilised.
- The development could put more pressure on the existing sewer potentially causing more problems.

FINANCIAL

- There are concerns that the proposed building work would damage the recently installed skate park.
- St David's Church is seen as the Community Centre in Ty-Sign which has had resources given to it by Caerphilly Council and others in the recent past. This is not fully utilised and there is much scope for further use of the building.

HIGHWAYS

- The access from Rowan Road has limited visibility and adjacent to a road comprising of two way traffic.
- Having a car park so close to the existing play facilities would be dangerous even if barriers were installed.

ECOLOGICAL

- There has been sighting of a family of slow worms on the field.

SOCIAL

- The green space is of great social value to help build and keep a community going.
- Using the field created precious moments with families that would not be found elsewhere.
- This is an area where families have picnics in the summer.
- The field is currently used for rugby and football training/ games and the building will take up two thirds of this small sized field.
- The proposal will attract opportunities to create additional areas to facilitate anti-social behaviour within the community.

HEALTH AND WELLBEING

- The proposal contradicts government initiatives to improve recreational areas and improve health and wellbeing for both children and adults.
- Opening times of the centre and increased noise levels will impact upon health and wellbeing of neighbouring residents.
- The council should be looking to protect open spaces for future generations.

Cont....

Application 19/0053/FULL Continued

HEALTH AND SAFETY

- The development will create severe safety issues for skaters.
- Safety concerns with the building being so close to the edge of the embankment

OTHER ISSUES

- The majority of people pushing for a community centre do not live in the area.
- This is a veiled attempt by the members of the Agape church to push through a church hall under the guise of a community centre.
- There has been no community involvement for this proposal.
- The land should be left alone.

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 is a material planning consideration in the determination of this application. Whilst it is acknowledged that security measures have been incorporated into the external fabric of the building, any anti-social behaviour will be a matter for the management of the charity and the Police to pursue. From a planning point of view, community centres are best located in or near residential areas.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The council's Ecologist has recommended a series of conditions attached to any permission to safeguard the protection of any birds, protected species and reptiles.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable as the proposal intends to create more than 100 square metres of additional floor space. However, in that the proposed use of the building falls within a D2 use class whereby the rate is charged at £0 per square metre for new commercial development, no CIL will be collected.

ANALYSIS

Policies: This application has been considered in accordance with National policy and guidance, Local Plan policies and Supplementary Planning Guidance. The main issues to be considered in the determination of this application are in relation to the loss of the informal open space; design; amenity of the neighbouring residential occupiers and highway safety.

Cont...

Application 19/0053/FULL Continued

It should be noted that the existing Channel View Community Centre is not currently fit for purpose as a result of structural, locational and functional problems that cannot be addressed by further reasonable investment in the building. Whilst this community facility is still in use, the intention is to dispose of this building and associated land and a replacement facility is required to accommodate the existing users/groups of the building. Whilst the closure of the Channel View Community Centre would result in the loss of a community facility and would be contrary to Policy CW8 (Protection of Community and Leisure Facilities), its re-allocation elsewhere in the community would satisfy criterion A of Policy CW8.

An application for the same proposal was granted approval by Planning Committee in July 2018 (planning reference 18/0409/FULL) on Holly Road, to the north-east of the application site. However, in that there was a considerable amount of neighbour opposition to this development, the trustees sought to identify an alternative site that they could lease from the Council in a more suitable location to avoid any neighbour conflict.

The alternative application site subject to this application is a manmade grassed plateau centrally located within Ty Sign estate which is bordered by three roads, Holly Road to the north, Elm Drive to the south and Rowan Road to the west. The plateau measures approximately 94.0 metres wide by 34.0 metres deep at its maximum and is elevated approximately 5.0 metres above Elm Drive. Directly above this relatively flat plateau is an area of formal open space provision comprising of a playground, skate park and Multi Use Game Area (MUGA). The site is located within settlement limits whereby the principle of development is considered acceptable subject to satisfying all other material considerations.

It is acknowledged that the application site is directly adjacent to formal play provision, however the application site is not a designated area of formal recreational space within the Adopted Local Development Plan. Notwithstanding this, it is recognised that the land is used by the community and as such the proposal would reduce the amount of informal open space within the area. Proposals for development on areas of open space within settlements are considered on the basis of Policy CW7 (Protection of Open Space). In these circumstances, an open space assessment is required to determine whether there is sufficient open space remaining in the area to meet the needs of the existing community should the development be granted consent. In this instance, a total of 1.99 hectares of useable open space is required in the area to meet the local standards. Having regard to the developable area of the application site, the open space assessment identifies that 2.26 hectares of open space would remain within a 0.5km radius of the site. As such a sufficient amount of open space providing recreational resource or visual amenity would remain in the area and the development therefore accords with this policy. Furthermore, the provision of a community centre on the land will provide recreational facilities to serve the local and wider community, albeit of a different nature but by virtue of the provision of such a community facility, the building and associated land would be afforded protection by policy CW8 in the future.

Cont....

Application 19/0053/FULL Continued

In terms of design, Policy SP6 and CW2 of the Local Development Plan are relevant together with guidance contained in TAN 12 and Planning Policy Wales. The community centre is single storey in height and is acceptable in terms of its footprint, design and materials. The building and garden area will be located directly below the MUGA whilst the car parking will be immediately adjacent to the north-western elevation of the building and is positioned directly below the skate park. Whilst the proposal will change the character and appearance of the site, it is not considered that the building will have an adverse impact upon the visual amenity of the surrounding area. Furthermore, given the relationship between the application site and the nearest dwellings, it is not considered that the development will result in the privacy or amenity of the nearest neighbouring occupiers being adversely affected by the development.

Policy CW3 considers Highway Safety and development proposals must satisfy the following highways requirements:

- A The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B The proposal ensures that new access roads within development proposals are designed to a standard that:
 - (i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - (ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve.
- C Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008.
- D Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity.

In that respect the submitted details indicate that the proposed development accords with the above criteria. Subject to the imposition of conditions relating to vision splays, parking provision, surfacing materials and the provision of a pedestrian footpath, the Transportation and Engineering Manager raises no objection.

In conclusion, for the reason discussed in the above report, it is considered that the proposed development accords with policies SP6, CW2, CW3, CW7 and CW8 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: No objections have been raised subject to the imposition of conditions attached to the permission.

Comments from public: The following responses have been provided to the issues raised:

Cont....

Application 19/0053/FULL Continued

COMMUNITY COUNCILLOR

- The skate park has just been installed at an expense of £25,000 and there are concerns that any new development or land mass movements could undermine the recent installations - Minimal earthworks would be required in respect of creating the car parking area directly below the skate park and minimal foundations were required for installing the Multi Use Games Area. As such it is considered that the proposed development would not impact upon the formal play provision facilities.

- There is an underground stream running through the site - The application is subject to Sustainable Drainage Approval whereby the developer will need to satisfy the Sustainable Drainage Approval Body prior to commencement of any development.

- Wild bog plants grow on the green during the summer - The site is subject to a grass cutting regime undertaken by the council. Furthermore, the council's Ecologist has raised no objection to the proposal.

- There are Grade 1 listed trees on the site and will compromise the roots and health of the trees - There are no protected trees on the land and the Council's Tree Officer has provided advice in respect of safeguarding the existing trees on site.

- It would be heart-breaking for the community to see the communal areas lost- The proposal will result in a reduction of informal land available to the community, however, the building in itself is purpose built for the community to utilise.

- The proposal is a waste of financial resources that could be spent elsewhere - The charity has submitted application bids to the Welsh Government and the Big Lottery to fund the development, however this is not a material planning consideration.

SITE FEASIBILITY AND SUITABILITY

- There is other land that can be used for the community centre - Alternative sites have been considered by the charity but were not considered suitable.

- The building will attract drug users and children will not be allowed to play in the parks
- Community facilities can attract anti-social behaviour, but they are best located within the communities they serve, and any such problems should be controlled by the management and Police.

- This is the only remaining large area of land left in Ty Sign that locals are trying to develop for children - The open space assessment confirms that there is a sufficient amount of formal and open space within the area should the development proceed.

- The development will be built on waste land and drainage will be a problem - As stated above, this application is subject to SAB approval.

Cont....

Application 19/0053/FULL Continued

- There are many existing buildings within the area that can be utilised - Alternative sites have been considered by the charity but were not considered suitable.

- The development could put more pressure on the existing sewer potentially causing more problems - Advice from Dwr Cymru/ Welsh Water will also be provided.

FINANCIAL

- There are concerns that the proposed building work would damage the recently installed skate park - This has been addressed in the Community Councillor comments above.

- St David's Church is seen as the Community Centre in Ty-Sign which has had resources given to it by Caerphilly Council and others in the recent past. This is not fully utilised and there is much scope for further use of the building - This has been addressed in Site Feasibility and Suitability above.

HIGHWAYS

- The access from Rowan Road has limited visibility and adjacent to a road comprising of two way traffic - Highway Safety has been addressed in the report above.

- Having a car park so close to the existing play facilities would be dangerous even if barriers were installed - The Transportation and Engineering Manager has considered the need for barriers and does not consider the proposal to be detrimental to highway safety.

ECOLOGICAL

- There has been sighting of a family of slow worms on the field - Ecological issues have been addressed in in the Community Councillor comments above.

SOCIAL

- The green space is of great social value to help build and keep a community going.

- Using the field created precious moments with families that would not be found elsewhere.

- This is an area where families have picnics in the summer.

- The field is currently used for rugby and football training/ games and the building will take up two thirds of this small sized field.

- The proposal will attract opportunities to create additional areas to facilitate anti-social behaviour within the community.

In respect of social objections, there is still sufficient land left over within the site and within the surrounding area for the community to continue to enjoy. In terms of anti-social behaviour, should any anti-social issues arise as a result of the development, this would be a matter for the Police to enforce.

Cont....

Application 19/0053/FULL Continued

HEALTH AND WELLBEING

- The proposal contradicts government initiatives to improve recreational areas and improve health and wellbeing for both children and adults - This has been addressed in the social concerns above.

- Opening times of the centre and increased noise levels will impact upon health and wellbeing of neighbouring residents - The charity has no desire for the building to be open at times which would be inconvenient to the local community.

- The council should be looking to protect open spaces for future generations - The land is not protected and this is discussed in the report above.

HEALTH AND SAFETY

- The development will create severe safety issues for skaters - It is not considered that the health and safety of individuals would be compromised as a result of the proposal.

- Safety concerns with the building being so close to the edge of the embankment - The building will be located approximately 15.0 metres from the edge of the embankment and is not considered to be an issue.

OTHER ISSUES

- The majority of people pushing for a community centre do not live in the area - This is not a material planning consideration.

- This is a veiled attempt by the members of the Agape church to push through a church hall under the guise of a community centre - This is not a material planning consideration.

- There has been no community involvement for this proposal - This is not a material planning consideration.

- The land should be left alone - This has been addressed in the report above.

Other material considerations: None.

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

Cont....

Application 19/0053/FULL Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No 09 Site Plan based on survey received on 02.03.2019;
Drawing No 02B Ground Floor Plan received on 22.01.2019;
Drawing No 05 Elevations v2 received on 22.01.2019; and
Drawing No 05A Elevations v2 received on 22.01.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 04) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) The proposed parking and turning area shall be completed in materials as approved by the Local Planning Authority.
REASON: To ensure loose stones or mud etc. are not carried on to the public highway in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The proposed widened access to serve the development, including the 2m wide footway as indicated on the submitted plans, shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and shall be completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application 19/0053/FULL Continued

- 07) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 43 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Rainwater run-off shall not discharge into the highway surface-water drainage system.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) 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),

Cont....

Application 19/0053/FULL Continued

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

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

REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application 19/0053/FULL Continued

- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied.
REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) No development or site/vegetation clearance shall take place until a detailed Reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected. To ensure that reptiles are protected, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the occupation of the development hereby approved, nesting sites for birds shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.
REASON: To provide additional roosting for birds 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 and Tan 5 Nature Conservation and Planning (2009) and in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) The use hereby permitted shall not be open to members of the public outside the following times:
(a) 07.00 hours to 23.00 hours Monday to Saturday, and (b) 09.00 hours to 22.00 hours Sunday.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Notwithstanding the submitted plans details of any external and roof mounted plant and machinery (if any) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of the plant or machinery and the predicted noise levels (measured as LAeq 1 hour) as measured on the boundary of the application site. Thereafter, the development shall be carried out in strict accordance with the agreed details.
REASON: In the interests of protecting the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application 19/0053/FULL Continued

- 16) A grease trap, details of which shall be agreed with the Local Planning Authority prior to installation, shall be installed in the foul drainage system prior to the commencement of the use hereby approved.
REASON: To prevent pollution in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to the commencement of the development a scheme for on-site refuse storage (including any open air storage facilities) and for waste material awaiting disposal (including details of any screening) shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the agreed details prior to the first occupation of the development.
REASON: In the interests of public health and the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO THE
COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

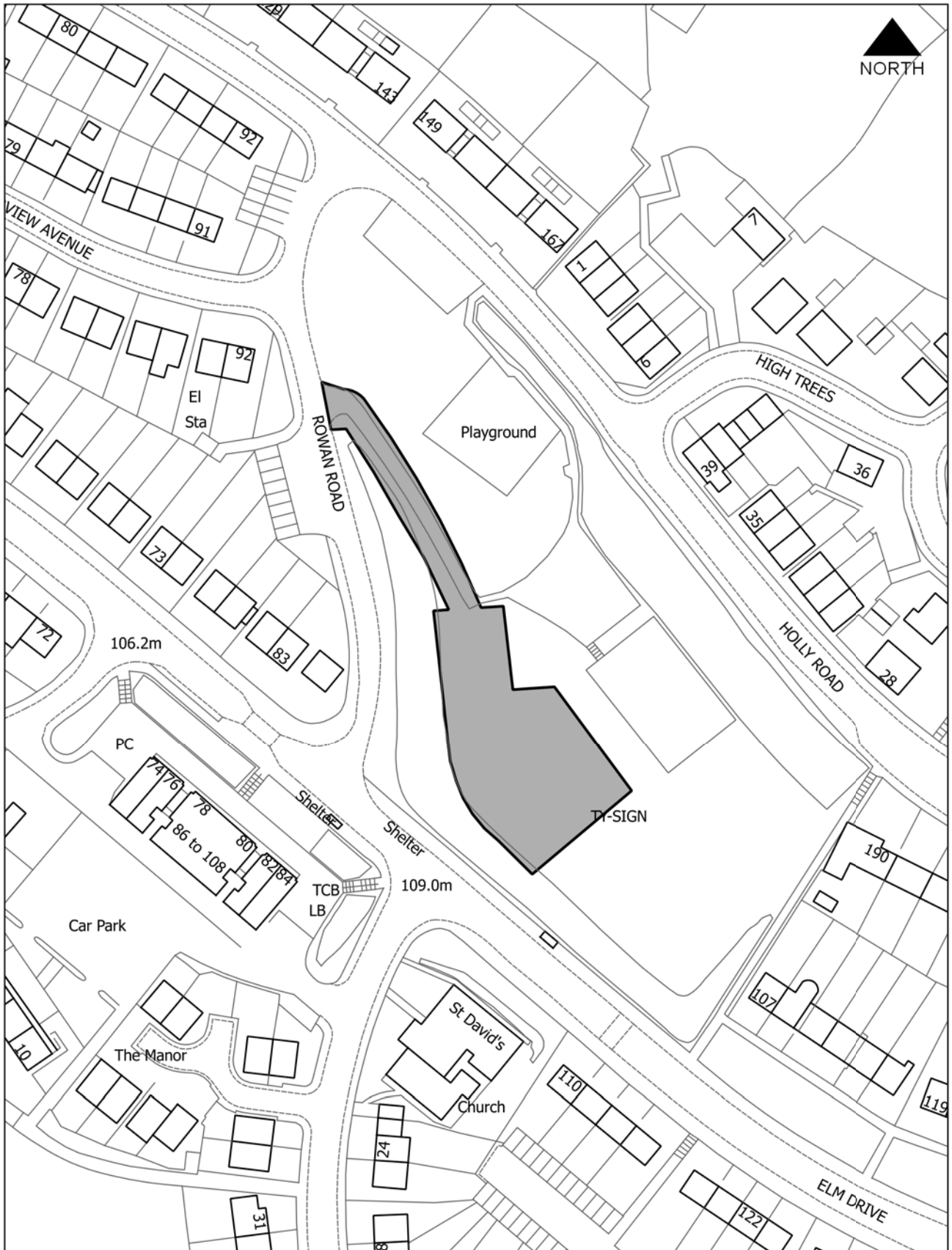
Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab

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Application 19/0053/FULL Continued

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

Please find attached the comments of the Senior Arboricultural Officer that are brought to the applicant's attention.



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0804/OUT 29.09.2017	GHR Developments Ltd Mr C Withey C/O Barton Willmore Greyfriars House Greyfriars Road Cardiff CF10 3AL	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 Virginia Park Golf Club And Driving Range Virginia Park Caerphilly CF83 3SN

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is located approximately 1km to the north of Caerphilly Town Centre and to the south and east of Caerphilly Leisure centre.

Site description: The site was previously a municipal rubbish tip which was closed in 1963 and was most recently used as a golf course and a driving range covering approximately 16.94 hectares of flat land. A golf club and car park are located in the southern area of the site and to the west of the leisure centre. Natural features on the site consist of mown grass, golf bunkers, small clumps of woodland, scattered trees and several ponds and ditches.

A mix of mature woodland and scrub lines all the boundaries except where the Caerphilly Leisure Centre and Rugby Club are located to the west. A Public Right of Way runs along the northern boundary. The site benefits from views south to Caerphilly Castle and north to the Ridgeway.

Apart from the leisure centre and Caerphilly Rugby Club to the north, the site is surrounded by residential development of differing styles and tenures ranging from terraced dwellings on Pontygwindy Road to the west and more modern housing developments to the south and east.

The site is currently accessed via a shared access with the leisure centre off Virginia Park which leads onto Heol Bro Wen and then either to the west onto Pontygwindy Road or to the north east towards Gallagher Retail Park.

Cont....

Application 17/0804/OUT Continued

Development: The application seeks outline planning consent with all matters other than access reserved for future consideration.

Residential development is proposed comprising of up to 350 new homes, local centre, new accesses for vehicles, pedestrians and cyclists, creation of public open space and landscaping, and sustainable drainage measures and associated works.

The indicative layout shows the majority of development being located in the central and northern part of the site with the existing Golf Clubhouse being retained as a local centre, surface water drainage attenuation ponds and the area in the southern part of the site being developed as public open space with a playing field immediately to the south of the clubhouse.

The main vehicular access to the site will be obtained from a new junction off Heol Bro Wen with a secondary access to the local centre off the existing shared access to the leisure centre. Several pedestrian access points are also proposed to link the development to the wider area.

Dimensions: Dwellings will have minimum dimensions of 4m by 7m with maximum dimensions of 12m by 15m. The ridge height of the dwellings will depend on their location within the site with those in the central core having higher maximum heights of up to 12.5m and the remainder on the edges of the site being lower with maximum ridge heights of 10.5m.

Materials: A pallet of materials will be used that reflect the character of the surrounding area such as render, stone, brick, slate and concrete tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

13/0088/RET - Retain the change of use of the first floor/roof from offices to D1 use - Refused 21.06.13.

POLICY

Local Development Plan: Within settlement limits.

Cont....

Application 17/0804/OUT Continued

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Place Making), SP7(Planning Obligations), SP10 (Conservation of Natural Heritage), SP14(Total Housing Requirements), SP15(Affordable Housing Target), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW6 (Trees, Woodland and Hedgerow Protection), CW7 (Protection of Open Space), CW8 (Protection of Community and Leisure Facilities), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 4 Trees and development provides relevant advice.

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.

Supplementary Planning Guidance LDP 8 Protection of Open Space confirms that for the purposes of development management, golf courses are to be considered as a leisure facility rather than public open space and therefore the applicable LDP policy in this instance is Policy CW8 'Protection of Community and Leisure Facilities'.

National Policy: Planning Policy Wales

2.24 states:- Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.

2.25 states:- Key factors in the assessment process include: Social Considerations, Economic Considerations, Cultural Considerations and Environmental Considerations.

Cont....

3.16 states:- Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence. In the event of an appeal, in these circumstances, the Planning Inspectorate will need to examine the issues in detail and consider if the proposal meets the objectives of good design including the relationship between the site and its surroundings.

3.51 states:- Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development. This may be, for example, because of its unsustainable location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health. There may be instances where it may not be possible to develop sensitive uses on previously developed land without placing unnecessary constraints on adjacent existing businesses and activities which require that particular location. In such circumstances the agent of change principle will be a relevant consideration.

3.52 states:- Planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development. To incentivise the appropriate re-use of previously developed land, planning authorities should take a lead by considering and identifying the specific interventions from the public and/or private sector necessary to assist in its delivery. This will normally support regeneration initiatives and land allocations in development plans and will include the need to raise awareness of risks as part of an effective de-risking strategy. This approach will inform the development of appropriate risk assessments and remediation strategies at the application level intended to safeguard new developments from the health and environmental risks arising from past land uses, such as contamination, old mine workings or former landfill sites.

The Definition of Previously Developed Land is as follows:-

Previously developed (also known as brownfield) land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.

Cont....

Application 17/0804/OUT Continued

The curtilage (see note 1 below) of the development is included, as are defence buildings and land used for mineral extraction and waste disposal (see note 2 below) where provision for restoration has not been made through development management procedures. Excluded from the definition are:

- land and buildings currently in use for agricultural or forestry purposes;
- land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;
- land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;
- land which is species rich and biodiverse and may qualify as section 7 habitat' or be identified as having nature conservation value; and
- previously developed land subsequently put to an amenity use.

4.11 states:- The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:

- Enabling More Sustainable Travel Choices - measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel;
- Network Management - measures to make best use of the available capacity, supported by targeted new infrastructure; and
- Demand Management - the application of strategies and policies to reduce travel demand, specifically that of single-occupancy private vehicles.

4.1.35 states:- The availability of public transport is an important part of ensuring a place is sustainable. It enables people to undertake medium and long journeys without being dependent on having access to a car. The planning system should facilitate this by locating development where there is, or can be, good access by public transport. The design, layout, density and mix of uses of a place are also fundamental to sustaining public transport services, and encouraging and enabling people to use them.

4.1.36 states:- Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary. In rural areas, planning authorities should designate local service centres, or clusters of settlements where a sustainable functional linkage can be demonstrated, as the preferred locations for new development.

4.1.39 states:- To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development.

4.2.15 states:- Planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five year supply of land for housing judged against the general objectives, scale and location of development required in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable, in order to support the creation of sustainable communities. For land to be regarded as genuinely available it must be a site included in either a Joint Housing Land Availability Study (JHLAS) or, until a JHLAS is required to inform the first Annual Monitoring Report (AMR), in the housing trajectory agreed as part of an adopted development plan. The housing trajectory demonstrates how the planning authority will maintain a five-year supply of housing land over the plan period.

6.4.3 states:- The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems. Information contained in SoNaRR, Area Statements and species records from Local Environmental Record Centres should be taken into account. Development plan strategies, policies and development proposals must consider the need to:

- support the conservation of biodiversity, in particular the conservation of wildlife and habitats;
- ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;
- ensure statutorily and non-statutorily designated sites are properly protected and managed;
- safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and
- secure enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.

6.4.4 states:- It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. Since these considerations are not confined by administrative boundaries they must be addressed strategically through consultation and collaboration with adjoining planning authorities and other bodies such as NRW and the third sector. All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.

Application 17/0804/OUT Continued

National Planning Guidance contained in Technical Advice Note 12 - Design, and Technical Advice Note 15 - Development and Flood Risk.

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? Yes but The Coal Authority is satisfied that an adequate assessment of the coal mining risks associated with this development has been carried out and subject to the imposition of a condition requiring that the development is carried out in accordance with approved remediation and mitigation measures the proposal is considered to be acceptable from a mining risk perspective.

CONSULTATION

Strategic & Development Plans - On balance, the proposal is considered acceptable in policy terms subject to the detailed consideration of technical matters in respect of issues such as flood risk, contamination, minerals and transportation.

Transportation Engineering Manager - No objection subject to conditions.

Natural Resources Wales - No objection subject to conditions.

Rights Of Way Officer - Footpath 57 on the community of Caerphilly abuts the northern boundary of the site and must not be affected.

CADW - No objection.

Principal Valuer - Raises objection with regard to the proposed access as this is immediately adjacent to a proposed access to the nearby leisure centre that may be constructed in the future.

Glam/Gwent Archaeological Trust - No objection.

The Coal Authority - No objection.

Countryside And Landscape Services - Raises no objection to the principle of the development but offers advice in respect of the indicative layout as submitted.

Head Of Public Protection - No objection subject to conditions.

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Application 17/0804/OUT Continued

Senior Arboricultural Officer (Trees) - Raises no objection to the principle of the development but offers advice in respect of the indicative layout and the impact on trees.

CCBC Housing Enabling Officer - Raises no objection subject to the provision of 40% of the units as affordable homes.

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

Parks And Open Spaces - Raises no objection to the principle of development and requests the provision of adequate leisure provision within the development in accordance with Policy CW10 of the Local Development Plan.

Head Of Public Services - No objection to the principle of development subject to the provision of adequate refuse facilities.

Dwr Cymru - Raises no objection to the proposal but offers advice to be conveyed to the developer.

Police Architectural Liaison Officer - No objection.

Wales & West Utilities - Provide advice to be conveyed to the developer.

Western Power Distribution - Provide advice to be conveyed to the developer.

ADVERTISEMENT

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

Response: A petition containing 38 signatures and 249 objection letters were received together with 6 letters in support of the application.

Summary of observations:

1. There has been an over-provision of housing in the Caerphilly Basin area since the adoption of the LDP.
2. Whilst the site is a former refuse tip it does not comply with the definition of Brownfield Land as set out in Planning Policy Wales and approval of the application would be contrary to Policies contained in the LDP.
3. Recent applications have been approved at appeal because of the reported shortage of a 5 year housing land supply despite not meeting other planning criteria. Hopefully this will not be the case here.
4. At least half of the site should be retained as public open space.

Cont....

Application 17/0804/OUT Continued

5. The proposed layout does not adequately address pedestrian and cycling routes to the town centre.
6. More consideration should be given to the views into the site and out from the site and the relationship with Caerphilly Castle.
7. The proposal would have an unacceptable impact on traffic in the area with the highway network unable to accommodate the increased flows.
8. The increase in traffic will lead to an increase in pollution.
9. The ground under the site is heavily contaminated and development is likely to release these pollutants into the atmosphere.
10. There is inadequate public transport in the area to serve the development.
11. The developer has removed a requirement to provide 40% of the homes as affordable units. This risks pricing out future purchasers.
12. There is a covenant in place requiring the land to be retained for leisure purposes.
13. The new residents would place a strain on dental and health services in the area, which are already at or nearing capacity.
14. The site is defined as being within Zone C2 in the flood maps attached to Technical Advice Note (TAN) 15 - Development and Flood Risk and is liable to flooding.
15. The dwellings will be out of keeping with the character of existing houses in the area.
16. A permanent access onto Beech Grove is unacceptable.
17. Insufficient capacity in the local schools.
18. There is little advantage in the provision of electric charging points as only a very small percentage of the cars purchased in the Country are electric vehicles.
19. The trees around the site should be retained.
17. All future housing should be directed to the northern part of the County Borough.
18. Pedestrian access from the site into Beechgrove will lead to anti social behaviour.
19. The development will lead to increased flooding elsewhere.
20. Where are the play areas proposed to be?
21. The proposal will have unacceptable ecological impacts.
22. The proposed dwellings will have an overbearing impact on adjacent dwellings.
23. The impact of the development on areas outside Caerphilly County Borough is not fully considered as part of the application.
24. Potential encroachment onto neighbouring land.
25. Potential damage to property during construction.
26. Conflict with other uses in the area such as floodlighting at the adjacent tennis club.
27. How will the proposed community centre be funded?
28. Devaluation of property.

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.

Application 17/0804/OUT Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The application is supported by ecological reports that assess the impact of the development on the ecology of the area. Based on the amended plans that seek to retain the wooded area on the northern boundary of the site it is not considered that the proposal would have a negative impact on the ecology of the area.

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

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application is assessed as follows:-

Principle of Development and Housing Land Supply

The Application Site is a vacant site which lies within the defined settlement boundary of Caerphilly (as defined by Policy SP4), which comprises a 'Principal Town' within the County Borough and therefore the principle of new residential development is considered to be acceptable. Whilst the site has commonly been referred to as a brownfield site given its past use as a refuse tip, under the definition of previously developed land contained in Planning Policy Wales (PPW) the site would be considered to be predominantly greenfield (except for the clubhouse, driving range buildings, and car park which are brownfield).

Policy SP3 Development Strategy (Southern Connections Corridor) requires development proposals within the SCC to promote sustainable development. Specifically proposals in this area should: be targeted to previously developed land within settlement limits in the first instance; reduce car borne trips by promoting more sustainable modes of travel; make the most efficient use of existing infrastructure; have regard to the social and economic function of the area; and protect the natural heritage from inappropriate forms of development.

The application is for the development of a predominantly greenfield site within the identified settlement limit, and whilst the development in its entirety would not use previously developed land as defined by PPW, it would nevertheless make use of land within the identified settlement limit of the town. The site is also located in an area that is well served by regular bus services.

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Application 17/0804/OUT Continued

In terms of the role and function of the area, the Strategy defines Caerphilly as a Principal Town within the SCC, based on its role as a provider of retail and other services and as an area that provides significant employment opportunities. The Principal Towns are also the areas that are targeted for new residential development given their position in the settlement hierarchy as defined by Policy SP4 Settlement Strategy. The LDP targets new residential development in Caerphilly to a number of brownfield sites throughout the Caerphilly Basin area. A significant number of these have since been developed and the plan has successfully regenerated these areas as a consequence. The development of additional housing to serve Caerphilly would have regard to the social and economic function of the area in line with the provisions of Criterion D of Policy SP3.

Policy SP3 also requires development in the SCC to protect the natural heritage from inappropriate forms of development. Clearly, there would be some impact on natural heritage features as a consequence of this development but satisfactory protection and mitigation has been proposed as part of the proposal and the development is considered acceptable in terms of Criterion E of Policy SP3.

The proposal is contrary to the provisions of Criterion A when the PPW definition of previously developed land is applied. However the site is conveniently located, in close proximity to Caerphilly Town centre and is capable of promoting short trips by sustainable modes of transport. The site is well served by existing public transport routes and has the potential to maximise walking and cycling for short trips. The proposal is therefore considered to be acceptable in terms of the remaining Criteria B to E of Policy SP3.

Whilst Policy CW8 seeks to protect existing community facilities (including golf clubs), criterion (B) of Policy CW8 allows for the loss of such facilities where it can be demonstrated that the facility is surplus to requirements. Virginia Park Golf Club closed in March 2017 due to the continued operation of the club proving to be financially unviable, which was caused by a decline in memberships. In addition, Caerphilly is well served by a number of alternative golf clubs including Caerphilly Golf Club, Castell Heights Golf Club and Ridgeway Golf Club. Residents of Caerphilly are also served by a number of other golf clubs slightly further afield including Bryn Meadows Golf Club (Ystrad Mynach), Castell Coch Golf Club (Tongwynlais) and Llanishen Golf Club (Thornhill, Cardiff). In light of the above, it is considered that the continued use of Virginia Park Golf Club is unviable and surplus to requirements in accordance with criterion (B) of Policy CW8.

Moreover, the Council currently cannot demonstrate a five-year supply of housing as required by PPW (with the latest JHLAS demonstrating only a 2.3 year housing land supply), which comprises a material consideration in favour of the Proposed Development. The Proposed Development will make a significant and much needed contribution to the overall housing land supply in the County Borough in accordance with paragraph 9.2.3 of PPW.

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Application 17/0804/OUT Continued

Sustainability

As mentioned above, Caerphilly is a defined 'Principal Town' within the LDP settlement hierarchy (which is the highest rank within the hierarchy) due to the wide range of employment opportunities and local services and facilities that it provides. The Application Site is also highly accessible via modes of transport other than the private car including bus, rail, cycle and foot.

In light of the above, it is considered that the Proposed Development complies with Policies SP3, SP6 and Key Objectives 8 and 16 of the adopted LDP. The proposed development also complies with the Welsh Government's Key Policy Objectives relating to sustainability set out with paragraph 4.4.3 of PPW.

Design

This application is submitted in outline with all matters other than access reserved for future consideration. However, a comprehensive rationale for the design of the Proposed Development is set out within the Design & Access Statement ("DAS") submitted with the application. It is suggested that, the proposed development will create a distinctive place with new walking and cycling links to the site. A green corridor running north to south will be provided on site while landscape buffers to nearby dwellings will be retained wherever possible.

Adequate amenity standards can be maintained throughout the Proposed Development and on adjacent land and the proposed residential use of the site is considered to be compatible with surrounding land uses. The Proposed Development therefore complies with the requirements of Policies SP6 and CW2 and Key Objectives 2, 10 and 13 of the LDP, taking into account the local character and context, amenity, energy efficiency, public open space, footpaths and cycle paths, biodiversity and landscaping.

Flood Risk and Drainage

As confirmed within the Flood Consequences Assessment that accompanies the application, the Application Site is located between Porset Brook and Nant yr Aber on their approach to the Afon Rhymni. Following the recent revision of Natural Resources Wales' (NRW) Development Advice Maps (DAMs) attached to Technical Advice Note 15 Development and Flood Risk, the majority of the site is located within Flood Risk Zone A. Flood Risk Zone A comprises land that is "Considered to be at little or no risk from river, tidal or coastal flooding".

Approximately 13% of the site is located within Flood Zone C2. This area is at risk of flooding (during a 1 in 1000-year return period event) by flood waters from the Nant yr Aber routing west-east through the site from the Rugby Club to Hazel Grove. Whilst the predicted depth of flooding remains shallow, these areas are inappropriate for residential development and as such they have been allocated as public open space.

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Application 17/0804/OUT Continued

Any modifications to the existing ground profile will need to ensure that flowpaths through the site are maintained. Where residential buildings are in close proximity to Flood Risk Zone C2 a threshold of 300mm above ground levels is recommended to mitigate uncertainty in model results. This will also be considered for areas predicted to be at flood risk were a significant blockage to coincide with an extreme flood event.

Following consultation between the developer and NRW, the proposed community centre has been relocated outside of Flood Zone C2 in order to remove any perceived conflict with TAN15. A local centre, consisting of 'Less Vulnerable' retail / commercial uses and associated parking is proposed partly within Flood Zones C2 and A. Commercial development is generally suitable in Flood Zone C2 (with a minimum threshold requirement and flood resilience/resistance incorporated into the design). Care has also been taken to ensure flood flowpaths are unhindered through the site.

To ensure that the development does not create additional run-off, Sustainable Drainage Systems ("SuDS") form an integral part of the site. In light of the above, the Proposed Development is considered to fully comply with LDP Policy CW5, Key Objectives 4 & 15 and the relevant guidance contained within PPW and TAN15.

Access and Parking

Access is the only matter that is not reserved for future consideration and as such the adequacy of the site with regard to highway safety has to be considered at this stage. In terms of access, the Transport Assessment by Hydrock, which has been assessed by a firm of consultants working for the Council, confirms that the Application Site is sustainably located in close proximity to public transport facilities together with local services and facilities. The Proposed Development will therefore encourage and promote sustainable travel behaviour. A Framework Travel Plan has also been produced in order to promote the use of alternative modes of transport at the Application Site.

Following the statutory public consultation exercise undertaken by the Applicant prior to the submission of this planning application, the Applicant has resolved to amend the scheme's access arrangements. The initial scheme included a primary access off Heol Bro Wen with a secondary access off Beech Grove for emergency vehicles only.

The Access and Movement Plan and Illustrative Layout Plan by Barton Willmore demonstrate that the primary vehicular access will be achieved via Heol Bro Wen to the north-west of the Application Site with an emergency access proposed via Beech Grove. An emergency access (which will also serve the local centre) is also proposed via the existing access road adjacent to the leisure centre. Pedestrian and cycle access points are proposed at various locations around the Application Site boundary including at Sir Stafford Close, Hazel Grove, Close Tir Maes / Meadowland Close and Caerbragdy.

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Application 17/0804/OUT Continued

The Proposed Development will incorporate an appropriate level of car parking and cycle parking in accordance with adopted standards, and the operational assessments undertaken at the application site confirm that the key junctions are capable of accommodating the proposed development, subject to minor mitigation works at Heol Bro Wen / Pontywindy Road. These mitigation works include extending the right turn lane at the junction and the provision of central refuge islands. Discussions during the application process have also identified that minor improvements to the Parc Pontypandy arm of Bedwas Bridge Roundabout. These works have been agreed with the developer and can be required by condition.

In light of the above, the Proposed Development is considered to comply with all transport related policies and objectives set out within Policies SP3, SP6 and CW3 and Key Objectives 8 and 16 of the adopted LDP. Furthermore, the Proposed Development is considered to comply with the relevant transport-related guidance set out within PPW and TAN18.

Air Quality

With regards to air quality, the Air Quality Assessment by Hydrock suggests that the Proposed Development would have a "Negligible" to "Moderate" impact on emissions in the area in the construction and operational phases of the development. The Application Site lies immediately to north of the Caerphilly Town Centre Air Quality Management Area and the Air Quality Assessment sets out a number of mitigation measures to reduce the impact of the Proposed Development both in terms of the operational phase and the construction phases. Accordingly, the Proposed Development is considered to comply fully with the requirements of Policy SP6 of the adopted LDP. However Para 4:1.39 of PPW states that the planning system should encourage the use of ULEV's through the provision of electric charging points as part of development schemes. In that regard it is considered that it would be reasonable to require electric charging points on 50% of the dwellings on the site. This would be secured by condition.

Arboriculture

A Tree Survey has been prepared for the Application Site by Treescene. The Survey confirms that the Application Site contains a number of mature trees and hedgerows although none are affected by any Tree Preservation Orders ("TPOs"). Whilst the majority of the trees fall within Categories B, C and U, the Application Site does however contain one Category A tree, which is situated at the central portion of the site. The proposed development will incorporate the retention of existing trees where possible, although it should be noted that there is a need to remediate this brownfield former landfill site in its entirety. Further details are set out within the Site Investigation Report submitted with the application. This report suggests that the site will be completely stripped of the vegetation contained within the site (other than those trees on the boundaries of the site that screen it from the surrounding development) in order to carry out the remediation.

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Application 17/0804/OUT Continued

The remediation includes the removal of a large group of mature trees in the northern part of the site identified as Category A or B trees. BS5837:2012 describes Category A trees as "trees of high quality" which should be retained and protected during the development phase as far as is at all possible. Category "B" trees are described in the Standard as "trees of moderate quality" whose retention and subsequent protection is desirable. Category "C" trees are of lower quality and may usually be removed if their effective retention is in conflict with approved development plans: Category "U" trees are those in such a condition that their removal is recommended. In that regard it was considered that these trees have significant merit and were worthy of retention, notwithstanding the need to remediate the site for development.

It was also considered that the wooded area had significant ecological importance as a wildlife corridor for protected species. The removal of this wooded area would remove this important wildlife corridor which could not be adequately mitigated and as such the removal was considered to be unacceptable. This view was conveyed to the applicant and whilst it was argued that the remediation of the site was of paramount importance it was acknowledged that the site could be remediated without the need to remove the group of trees. The applicant has now submitted an indicative layout plan that retains this group of trees and indicates that 350 dwellings can still be accommodated within the site.

Therefore, subject to the retention of the group of trees referred to above the proposed development is considered to comply with Policy CW6 of the LDP.
Ecology

The Preliminary Ecological Appraisal submitted with the application states that the application site supports a 'limited range' of habitats comprising "intensively managed amenity grassland with ponds, semi-natural broadleaved woodland, scrub and scattered trees and small patches of poor semi improved grassland, and tall ruderal vegetation (that which tends to occur on waste ground).

In terms of protected species, the Preliminary Ecological Appraisal confirms that no evidence of badgers or great crested newts were found on site. However, the Appraisal sets out a number of recommended works / measures to mitigate any impact of the Proposed Development on protected species including badgers, bats, birds and reptiles.

A Bat Emergence Survey has subsequently been prepared which states that the existing buildings within the Application Site can be demolished (if required) without compromising the favourable conservation status of bats.

The Application Site is therefore capable of accommodating the Proposed Development without unacceptable adverse impact upon ecology. The Proposed Development is therefore considered to comply with Policies SP10 and CW4 of the adopted LDP.

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Application 17/0804/OUT Continued

Ground Conditions

The Scoping Site Investigation Report by Integral Géotechnique confirms that the whole Application Site was previously used as a landfill (for inert industrial, commercial and household waste) prior to the development of the golf club and course. The Report sets out the recommended remediation works in detail. The report has been assessed by a firm of consultants employed by the Council and the proposed remediation measures are considered to be acceptable subject to the imposition of conditions requiring that the works be carried out in accordance with an agreed scheme. In that regard it is considered that the remediation of the site would not only not have any detrimental impact on the public health of the area it would in fact have a positive impact on public health by remediating the contamination on the site. The proposed development therefore complies with Policies SP3 and SP5 of the adopted LDP.

Archaeology & Cultural Heritage

In terms of archaeology and cultural heritage, the desk-based assessment submitted with the application confirms that no designated archaeological assets (inc. Scheduled Ancient Monuments, Listed Buildings, Conservations Areas, Historic Parks & Gardens and Historic Landscapes) will be directly affected by the Proposed Development. However, the Application Site does enjoy views of Caerphilly Castle, which lies approximately 900m to the south-west, which is a Grade I Listed Building and a Scheduled Ancient Monument. Notwithstanding the above, the impact of the Proposed Development on views and the setting of the Castle is considered to be negligible. Moreover, the indicative layout shows that the proposed development can be sensitively designed incorporating a central spine route which has been aligned to allow for direct views of the Castle. In light of the above, the Proposed Development is considered to be fully in accordance with Policy SP6 of the LDP.

Leisure & Open Space Provision

Policy CW10 of the LDP requires the provision of well-designed open space, formal children's play facilities and adequate outdoor sport provision. In this instance the indicative layout plan shows the provision of a Local Equipped Area for Play (LEAP), three local areas for play (LAP's) and a full sized sports field, changing rooms and significant areas of open space. It is considered that this is in accordance with the requirements of Policy CW10 and can be secured by an Agreement Under S106 of The Town & Country Planning Act 1990.

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Affordable Housing

Policy CW11 Affordable Housing Provision indicates that where there is evidence of need the Council will seek to negotiate 40% affordable housing within the Caerphilly Basin. This target is indicative and regard should be had for the up to date Local Housing Market Assessment, the information from the Housing Division in terms of the affordable housing waiting list, and critically the viability of the development. A viability assessment has been submitted with the application which indicates that the provision of affordable housing is not viable having regard for the costs of developing the site, particularly with regard to remediation of on-site contamination. This report has been independently assessed by the District Valuer who agrees with these findings and in that regard it is considered that the provision of affordable housing on the site is not viable in this instance. Whilst this is regrettable it is not considered that the proposal is contrary to the above Policy.

Nevertheless the applicant has agreed to provide 14% of the total units on site on a 'Discounted Market Rate' basis. Whilst this does not meet the definition of affordable housing as set out in national planning guidance, it is considered to be a planning gain over and above the planning requirements. This provision should be secured through a legal agreement under Section 106 of the Town and Country Planning Act 1990.

Comments from Consultees: Whilst the Councils Principal Valuer has raised concerns in respect of the access to the development site, this is purely in order to safeguard the Councils position as adjacent landowner. This is a private matter between the two parties and has no bearing on the determination of this application. No other objections have been raised in respect of the application and all matters raised can be adequately addressed by conditions.

Comments from public: The comments of the public are addressed as follows.

1. Figures have been produced by an objector that suggests that there has been an overprovision of housing in the Caerphilly Basin area since the adoption of the LDP. The first point to note in response to this is that the LDP does not contain specific targets for house building in the Caerphilly Basin area but does allocate certain sites. Criterion A of Policy SP3 of the LDP states that Development of the Southern Connections Corridor will promote sustainable development that uses previously developed land within settlement limits as this would serve to constrain development within the area and also provide remediation of those sites. However, evidence suggests that house building in the north of the County Borough is not viable or attractive to developers or purchasers and as such the Council is under pressure to consider applications in the south of the County Borough. Each application has to be treated on its own planning merits and in that the housing demand for the County Borough does not distinguish between the three areas within the LDP, any proposal that serves to meet that demand has to be considered. In that regard it is not considered that the proposal would lead to an overprovision of housing in the Caerphilly Basin area and in fact would make a positive contribution to meeting the housing needs within the County Borough as a whole.

Cont...

Application 17/0804/OUT Continued

2. It is acknowledged that the proposal does not strictly conform to Criterion A of Policy SP3 of the LDP in that the site is not Brownfield Land (in accordance with the definition contained within PPW) and there is a preference for the use of previously developed land in the Southern Connections Corridor. However, it should be noted that the supporting text to that Policy states that brownfield land should only be used where feasible to do so and each application should have regard for the role and function of settlements within the strategy area. In this instance the site is in close proximity to Caerphilly Town Centre and is within walking and cycling distance of it and other retail and community facilities in the area. As such the development of the site would serve to support the role of Caerphilly as a Principal town centre. In that regard it is considered that the proposal complies with the broad aims of Policy SP3 and would not be contrary to National Planning Policy.
3. The Housing Land shortage within the County Borough is well reported and the latest Joint Housing Land Availability Study identifies that there is currently only a land supply of 2.3 years in the borough. Nevertheless it is wrong to suggest that other applications approved at appeal have been granted despite non-compliance with development control criteria. It is accepted that the majority of these sites have been outside of the defined settlement limits and as such the applications were refused for failure to comply with Policies seeking to restrain development in the open countryside. In this instance the application site is within the defined settlement limits, situated in a sustainable location within walking distance of a Principal Town Centre and well served by public transport and facilities. It is also considered, as demonstrated above, that the site can be developed without having detrimental impacts on amenity, privacy and highway safety and as such it is considered that this proposal is acceptable in planning terms.
4. Whilst the application site was previously used as a golf course and there was an element of open access to it, at present it is not in use and access to the site is only within the gift of the land owner. It is also noted that some of the surrounding dwellings, particularly those in Caerbragdy, Meadowland Close and Pontygwindy Road, have views into the site and as such the land has significant amenity value in visual terms. However, the indicative layout shows that approximately 1/3 of the site is to be left undeveloped as a result of issues such as flooding and ecology and as such the visual amenity of the site will be largely retained. The area to the north of Caerbragdy and Meadowland Close is to be retained as public open space thereby retaining most of its existing character and the trees around the remainder of the boundary are proposed to be retained thereby screening views into and out of the areas that are to be more affected by development. It should also be noted that the proposal will actually improve public access into the site by the introduction of pedestrian links and the formalising of the leisure provision on the site. In that regard it is considered that adequate amenity space can be provided and retained as part of the development and that the proposal would not have a detrimental impact on the visual character of the area.

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Application 17/0804/OUT Continued

5. A total of 7 pedestrian links and three vehicular accesses are shown on the indicative layout plan shown with the application. Notwithstanding that links can only be created where there is sufficient control over land ownership to enable the connections to be made, it is considered that those suggested provide an adequate level of permeability to the site and connect it as far as is practically possible to the town centre.
6. As stated above the south west part of the site, which is within Flood Zone C2, is not capable of being developed and is to be left as public open space. The indicative layout also shows the main spine road being designed in such a way that it frames views from the site towards the Castle. In that regard it is considered that adequate regard has been given to the impact of the development on that structure and vice versa.
7. As discussed earlier in this report the traffic impact of this development has been assessed by a consultant working for the Local Planning Authority and is considered to be acceptable subject to improvements to road junctions in the area.
8. Again as discussed earlier it is not considered that the proposal would have an unacceptable impact in terms of air pollution subject to the provision of mitigation.
9. The remediation of the site is fully considered above and is considered to be acceptable subject to works being carried out in accordance with an agreed scheme.
10. The issue of public transport has been considered and it is considered that adequate provision is made in the area.
11. Whilst the developer has indicated that affordable housing is not viable on this site, this has been justified by a Viability Assessment. This is in line with Policy CW11 of the LDP.
12. The covenant on the land is not a material planning consideration.
13. Additional demand on health facilities is a matter for the Local Health Board to consider.
14. The issue of flooding on the site is addressed above.
15. As the design of the dwellings is reserved for future consideration it is difficult to see how it can be determined that the design of these dwellings would be out of keeping with the character of the area. Moreover, there is such a diverse range of house types and styles in the surrounding area that there is no overriding character at present.

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Application 17/0804/OUT Continued

16. A recent application for four dwellings accessed off Beechgrove was refused planning consent and an appeal was subsequently dismissed. The development was considered to be unacceptable in terms of the impact on the belt of trees between Beechgrove and this application site. That site was immediately adjacent to the proposed emergency access onto Beechgrove. This application proposes the creation of an emergency only access through that wooded belt but precise details of its construction have not been provided at this time. Whilst the provision of an emergency access may be desirable in health and safety terms, a permanent vehicular access is neither required in this location nor would it be acceptable in planning terms. In that regard it is considered that a condition should be attached to any consent granted preventing such an access from being created.
17. The desire for building in the Southern Connections Corridor in preference for the remainder of the County Borough is discussed above.
18. The provision of pedestrian links can lead to an increase in anti-social behaviour but they are an essential part of any development of this type and scale, and have to be appropriately designed. As such this issue would not warrant refusal of the application.
19. The application will be required to be carried out in accordance with a comprehensive drainage scheme that will be required by condition. This scheme would have to ensure that the development does not increase the risks of flooding onto adjacent land.
20. The proposed play areas are clearly shown on the indicative layout but as the application is submitted in outline this is subject to change. However, as the area that is proposed for the open space is within Zone C2, that area of the site would not be suitable for house building and would be most suitable to locate the open space.
21. The impact of the proposal on the ecology of the area has been fully assessed by the Council's Ecologist and it is considered that the proposal is acceptable in ecological terms.
22. Again as the application is submitted in outline only it is not possible at this stage to determine the exact impact of the development on surrounding properties. However, it is considered that there is adequate space within the site to accommodate the development whilst not having a detrimental impact on the amenity of neighbouring properties.
23. The impact of the development on areas outside of Caerphilly County Borough has been considered as part of the Screening Opinion under the Environmental Impact Regulations. The impact is considered to be acceptable.

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Application 17/0804/OUT Continued

24. Encroachment onto neighbouring land is a private legal matter.
25. Potential damage to property is a private matter.
26. Whilst the application site is located within a mainly residential area it is accepted that there are some commercial and leisure uses surrounding the site. It would be for the developer to ensure at the reserved matters stage that the neighbouring land uses would not impact on the amenity of occupiers of the new dwellings on the site.
27. There is no requirement for the Council to adopt any community centre if it is not considered that such a facility is viable in this area. The ownership and use of the existing Golf Club for community and leisure uses is being considered separately by the Council and whilst the determination of this application would have a bearing on whether or not such a facility is required it has no bearing on the acceptability of the proposal.
28. Loss of property value is not a material planning consideration.

Other material considerations:

Whilst the Welsh Government has chosen to dis-apply paragraph 6.2 of TAN 1 in relation to the need to have regard for the 5 year housing land supply and the considerable weight to be given to that matter, it is still a material planning consideration that has to be taken into account.

However, an important consideration here is the fact that the site is within the defined settlement limits and situated in a sustainable location in close proximity to Caerphilly Town Centre and well served by facilities. As such development of the site would meet the objectives set out in the LDP and complying with the policies set out therein. There would be no demonstrable harm to amenity, highway safety, air quality, public health, drainage or flooding and the site can be developed without having an impact on the privacy of neighbouring uses. Therefore and on balance it is considered that the proposed development 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.

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Application 17/0804/OUT Continued

RECOMMENDATION that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

1. The necessary funding of the proposed Travel Plan and the sustainable transport measures contained therein.
2. The provision of 14% of the total number of dwellings on site on a 'Discounted Market Rate' basis in accordance with details to be submitted for approval.
3. The provision of on-site open space and play provision and the necessary commuted sum for the long term maintenance of same, in accordance with details to be submitted for approval.

On completion of the Section 106 Obligation that (B) planning permission is granted subject to the following conditions.

- 01) Approval of the details of Appearance, Landscaping, Layout and Scale(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the Appearance, Landscaping, Layout and Scale, of the site, 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 17/0804/OUT Continued

- 05) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan (22205 - 9001 Rev A);
Access and Movement Plan (22205 - 9601 Rev E);
Green Infrastructure Plan (22205 - 9604 Rev F);
Design and Access Statement;
Planning Statement;
Pre Application Consultation Report;
Scoping Site Investigation Report;
Air Quality Assessment;
Transport Assessment;
Framework Travel Plan;
Preliminary Ecological Assessment;
Bat Emergence Survey;
Archaeological Desk Based Assessment;
Utilities Statement;
Drainage Strategy;
Flood Consequences Assessment;
Tree Survey;
Tree Constraints Plan; and
Topographical Survey.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 06) Notwithstanding the submitted details the site shall be developed for no more than 350 dwellings and in accordance with a masterplan that shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.
REASON: In order to retain effective control over the size of the development in the interests of amenity, highway safety and air quality.
- 07) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

Cont....

Application 17/0804/OUT Continued

- 08) The wooded area on the northern boundary of the site shall be protected and managed as a wildlife corridor area in accordance with a 5-year management plan to be submitted to and agreed in writing by the Local Planning Authority before the commencement of any works on site. That plan shall include the timing of its implementation.

REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

- 09) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and replacement of hedgerows within the site, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted within 12 months of the completion of the development.

REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

- 10) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.

REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.

- 11) Prior to the commencement of any works on site, details of the provision of nest/roost sites for barn owls shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To ensure proper measures are taken to safeguard the habitat of protected species present on the application site, in the interests of biodiversity.

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the means of vehicular access to the development shall be from Heol Bro Wen only via a right hand turn facility in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: In the interests of highway safety.

Cont....

Application 17/0804/OUT Continued

- 13) The estate layout shall be designed to the principles of Department of Transport documents Manual For Streets and Manual For Streets 2 and shall include the pedestrian and cycle links indicated on drawing number 22205 9406 Rev F.
REASON: In the interests of highway safety.
- 14) 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.
- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), there shall be no vehicular access or egress from the site onto Beechgrove.
REASON: In the interests of highway safety.
- 16) Notwithstanding the submitted plans prior to the commencement of work on site full engineering details of the off-site infrastructure improvements and the timing of their implementation detailed below shall be submitted to and approved in writing by the LPA:-
- Road junction improvements to the B4623 Pontygwindy Road/Heol Bro Wen junction by way of an extended right hand turn facility and provision of a central refuge island pedestrian crossing facility.
- Proposed road improvements to the Parc Pontypandy arm of A468 Bedwas Bridge Roundabout.
The improvements shall be completed in the timescale agreed in writing with the Local Planning Authority.
REASON: In order to ensure that the development is served by an adequate highway infrastructure in the interests of highway safety.
- 17) Off street parking provision shall be provided in accordance with the Local Planning Authority's Adopted Supplementary Planning Guidance LDP5 Car Parking Standards.
REASON: In the interests of highway safety.
- 18) The means of access serving the proposed development from Heol Bro Wen 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.

Cont....

Application 17/0804/OUT Continued

- 19) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 20) Prior to the commencement of works on site, a scheme to prevent mud and other debris being deposited on the public highway shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed scheme.
REASON: In the interests of highway safety.
- 21) 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.
- 22) 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.

Cont....

Application 17/0804/OUT Continued

- 23) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only. REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.
- 24) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
- (i) control of noise,
 - (ii) control of dust, smell and other effluvia,
 - (iii) control of surface water runoff,
 - (iv) site security arrangements including hoardings,
 - (v) proposed method of piling for foundations,
 - (vi) construction and demolition working hours,
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
- The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority. REASON: In the interests of the amenity of the area.
- 25) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors,
 - (b) Loading and unloading of plant and vehicles,
 - (c) Storage of plant and materials used in constructing the development,
 - (d) Wheel cleaning facilities
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written agreement of the Local Planning Authority. REASON: In the interests of amenity and highway safety.

Cont....

Application 17/0804/OUT Continued

- 26) 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)
 - 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,

Cont....

Application 17/0804/OUT Continued

- 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.

- 27) Prior to the commencement of any vegetation clearance, works or development a specification of all proposed tree planting shall be submitted to and agreed in writing by the Local Planning Authority. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).

REASON: In the interests of visual amenity.

- 28) The following activities must not be carried out under any circumstances:
- a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.
 - d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual amenity.

Cont....

Application 17/0804/OUT Continued

- 29) Prior to the commencement of any vegetation clearance, works or development a scheme of supervision for the arboricultural protection measures shall be submitted to and agreed in writing with the Local Planning Authority. That scheme will be appropriate to the scale and duration of the works and where the Local Planning Authority considers appropriate include details of:
- a) induction and personnel awareness of arboricultural matters.
 - b) identification of individual responsibilities and key personnel.
 - c) statement of delegated powers.
 - d) timing and methods of site visiting and record keeping, including updates.
 - e) procedures for dealing with variations and incidents.
- REASON: In the interests of visual amenity.
- 30) 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 scheme shall also include details of a scheme of monitoring to ensure the ongoing effectiveness of the mitigation measures carries out. The development shall be carried out in accordance with the approved scheme.
- REASON: In the interests of public health.
- 31) 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.
- 32) 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.
- 33) 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.

Cont....

Application 17/0804/OUT Continued

- 34) Notwithstanding the submitted plans, the development shall be carried out in accordance with a scheme for leisure provision which shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The scheme shall include as a minimum the following facilities:-
. A suitably scaled local equipped area for play (LEAP) and appropriate wet pour safety surfacing (enclosed with 1 metre bow top fencing and easy gates for access together with connecting footpaths),
. A tarmac court with a footprint of circa 13 metres x 22 metres (with 1 metre fencing/railing to the sides and 3 metre fencing to the ends),
. Three no. suitably scaled local areas for play (LAP's) and appropriate wet pour safety surfacing (enclosed with 1 metre bow top fencing and easy gates for access together with connecting footpaths where applicable),
. A suitably scaled and landscaped sports pitch.
REASON: In order to ensure that adequate open space and leisure facilities are made available in order to meet the needs of the future occupiers of the site.
- 35) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the phasing of the development. The scheme shall include:
(a) A list of the land use components (including floorspace/number of dwellings) of each phase of the development,
(b) The precise location of each phase of the development,
(c) A schedule for the expected completion of each phase of the development.
In the event that there is any variation from the agreed details that accelerates the development schedule, a revised Air Quality Management Assessment shall be submitted to and approved in writing by the Local Planning Authority that sets out the mitigation measures required at the expected completion date.
The development shall only be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area.
- 36) Prior to works commencing on site details shall be submitted for a minimum of 50% of the residential units to be constructed to make provision to allow for the installation of electric charging points for vehicles.
REASON: In order to ensure that adequate mitigation is provided in respect of air quality in the interests of residential amenity.
- 37) During development works, should any contamination be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the remediation strategy, a revised report shall be submitted to the Local Planning Authority within an agreed timescale for written approval.
REASON: In the interests of public health.

Cont....

Application 17/0804/OUT Continued

- 38) Prior to the remediation strategy commencing, a risk assessment shall be agreed in writing with the Local Planning Authority which shall include measures to protect the health and safety of persons living and working in the surrounding neighbourhood. As part of this requirement a nominated, suitably qualified person(s) shall be available site for the duration of the remediation works and attend site as and when required.

REASON: In the interests of public health.

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, CW4 and CW6.

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

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

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

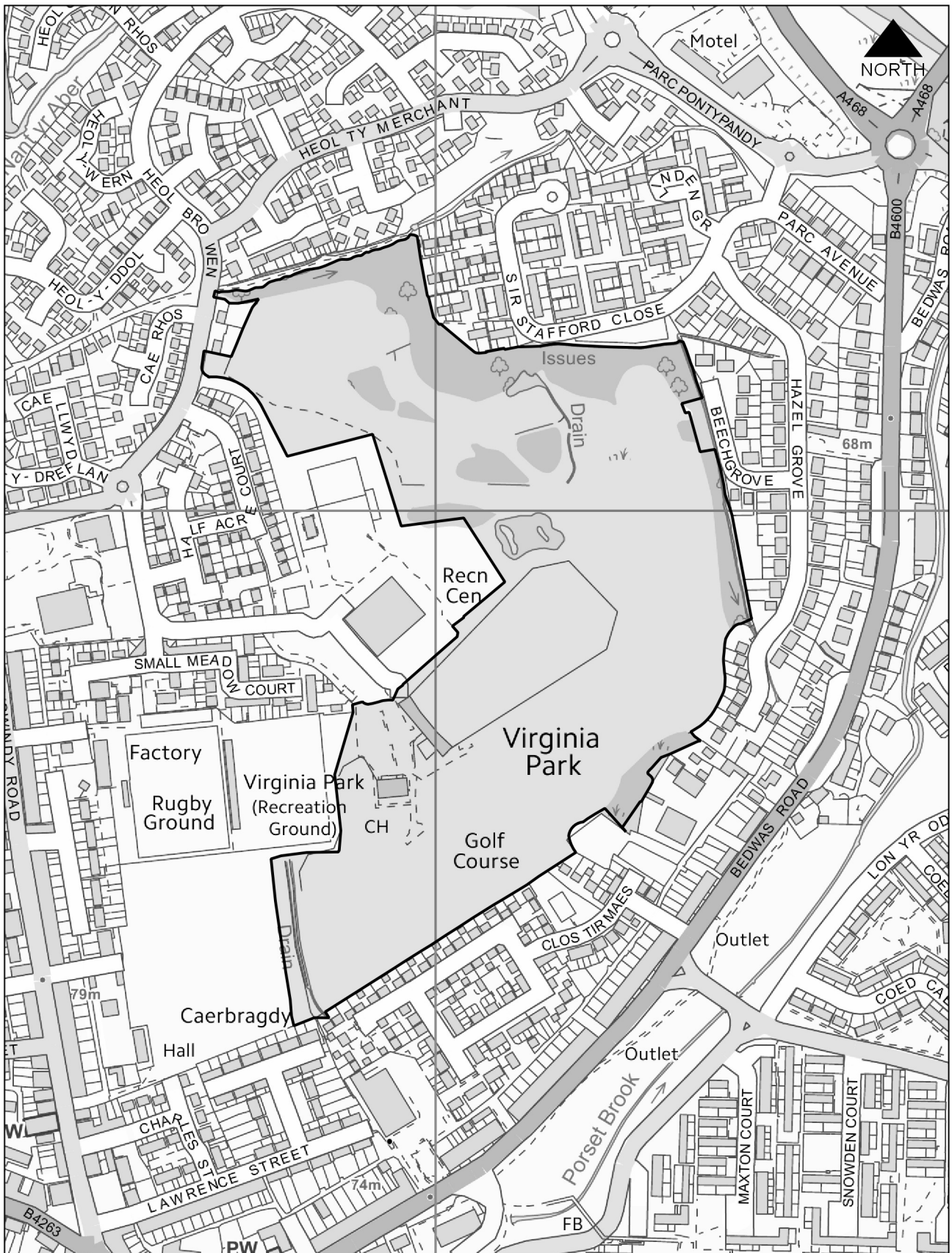
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Application 17/0804/OUT Continued

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.

Please find attached comments from Dwr Cymru/Welsh Water, Wales and West Utilities, the Council's Landscape Architect, the Council's Senior Engineer (Land Drainage), the Council's Transportation Engineer Services Manager and the Council's Ecologist.



Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1089/FULL 04.01.2019	United Welsh Housing Association Mr S Lewis C/o LRM Planning Ltd Mr S Courtney 22 Cathedral Road Cardiff CF11 9LJ	Erect residential development of 30 No. affordable homes, highway improvement works, access, car parking and associated works Land At Grid Ref 315195 191134 Wingfield Crescent East Lane Llanbradach

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Land to the east of Wingfield Crescent East Lane, Llanbradach

Site description:

The application site is a broadly rectangular land parcel located to the east of houses on Wingfield Crescent/Plasturtwyn Terrace and to the south and west of bungalows on Heol Ty-Gwyn. The application site is Council owned land which was historically an allotment but has not used as such for many years and was declared surplus to requirements in 1997. The land is currently not used for any specific purpose and an extended phase one habitat Survey has identified the site as predominately comprising of Semi Improved Grassland and Scrub with areas of Tall Ruderal Vegetation and Scattered scrub.

The site is mainly bounded by the rear lane of Plasturtwyn on the western boundary with at the southern half a row of two storey terrace dwellings (14-27 Plasturtwyn inclusive) beyond. An existing lane which will form part of the access to the site is located above that terrace and a further portion of rear lane adjacent to a row of two storey terrace dwellings (28-32 Plasturtwyn inclusive) also form part of the western boundary of the site. To the northern boundary are residential bungalows including 2 Heol Ty Gwyn, 20 Heol Ty Gwyn and 22 Heol Ty Gwyn. To the eastern boundary are a row of semi-detached bungalows (42-60 Heol Ty Gwyn, evens only). A pumping station is located adjacent to the south-west corner of the site and an open area of land lies to the south with Commercial units (Wingfield Works) beyond. Further terrace dwellings of Plasturtwyn Terrace are located to the south-west.

Development:

The proposed site layout incorporates 30 dwellings that are arranged predominately around a central spine road which runs broadly in a north-south direction centrally within the site. A portion of east-west access road connects the spine road to the existing road network via a lane between the end of terrace dwellings. The majority of dwellings have their principal elevations facing inwards to the central spine road with their rear elevations facing either towards the existing properties which lie to the west (Plasturtwyn Terrace) or the east (Heol Ty Gwyn) of the application site. The exceptions to this arrangement are Block 10 (plots 28-30) which is a row of three dwellings facing southwards to front the initial portion of east-west access road and Block 9 (plots 26 and 27) whose principal elevation views southwards towards the rear elevation of Block 10.

At the northern and southern extents of the spine road there are turning areas. A new proposed pedestrian link is shown along the south western boundary of the site onto Plasturtwyn Terrace running adjacent to an existing Pumping Station in the south-west corner of the site.

The proposed housing mix is as follows:

- 6 no. 1 bedroom flats
- 17 no. 2 bedroom dwellings
- 6 no. 3 bedroom dwellings
- 1 no. 4 bedroom dwelling

Dimensions:

- Block 1: 23.6m wide by 9.2m deep with a height of 8.5m
- Block 2: 12m wide by 8.2m deep with a height of 8.5m
- Block 3: 17.8m by 9.2m deep (max extent) with a height of 8.5m
- Block 4: 23.6m wide by 9.2m deep (max extent) with a height of 8.5m
- Block 5: 25.2m wide by 9.2m deep (max extent) with a height of 8.5m
- Block 6: 15.5m by 7.8m deep (max extent) with a height of 7.9m
- Block 7: 12m wide by 8m deep with a height of 8.5m
- Block 8: 12m wide by 8m deep with a height of 8.5m
- Block 9: 7.9m wide by 9.4m deep (max extent) with a height of 7.7m
- Block 10: 17.8m wide by 8.2m deep (stepped building line) with a height of 8.5m

Materials: Walls: Brick and render Roofs: Reconstituted Slate

Ancillary development, e.g. parking: 37 Parking spaces are provided within the development for the new dwellings and 17 Parking Spaces are proposed to be provided on the rear and side lanes in Plasturtwyn terrace.

Cont....

Application 18/1089/FULL Continued

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

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

Policies: Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Highways), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW7 (Protection of Open Space), Policy CW11 (Affordable Housing Provision), CW15 (General Locational Constraints), Policy SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Place making), Policy SP7 (Planning Obligations), SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), Policy SP19 (Transport Infrastructure Improvements).

NATIONAL POLICY

Planning Policy Wales Edition 10
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 15: Development and Flood Risk (2004);
Technical Advice Note 18: Transport (2007).

SUPPLEMENTARY PLANNING GUIDANCE

Caerphilly Basin Masterplan - Approved July 2018
Supplementary Planning Guidance note LDP 6 (Better Places to Live)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

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Application 18/1089/FULL Continued

COAL MINING LEGACY

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

CONSULTATION

Natural Resources Wales - We recommend that you should only grant planning permission if you attach a condition raising the development plateau to 77m AOD. This condition would address significant concerns that we have identified and we would not object provided you attach it to the planning permission.

Principal Valuer - No comments from Property.

CCBC - 21st Century Schools - There is adequate room to take catchment children into the English and Welsh Primary Schools, and English and Welsh Medium Secondary Schools.

Head Of Public Protection - No objections, recommends planning conditions to address contamination and mitigation measures for the construction period. Also provides advice for the applicant.

CCBC Housing Enabling Officer - The proposed site falls within the Caerphilly Basin housing market area and, therefore, attracts an affordable housing requirement of 40%. The need for affordable housing is evidenced in the current local housing market assessment.

For the purpose of the S106, 40% of 30 units equates to 12 units. The 12 units would be made up of 6 x 2 person 1 bed flats and 6 x 2 bed 4 person houses. These units would be built to DQS and provided at social rent. UWHA would retain ownership of these properties. Given that the development is a 100% affordable housing scheme, there would be no requirement for phasing of the affordable housing contribution.

Senior Engineer (Land Drainage) - 1. The applicant has indicated the disposal of surface water via sustainable drainage systems, however reviewing the submitted information on the public file limited information has been submitted to consider the viability of this method of disposal of surface water.

2. It is noted that the proposed site is situated within a C1 Flood Zone, as identified within the NRW Development Advice Maps. I recommend the Planning Authority consult Natural Resources Wales for their comments. The applicant may be required to submit a Flood Consequence Assessment (FCA) which examines the likely mechanisms that cause flooding, and the consequences on the development of the flooding, must be undertaken which is appropriate to the size and scale of the proposed development.

Application 18/1089/FULL Continued

3. It is noted the proposed highway is to be constructed of permeable paving, it is recommended Highways Development Control be consulted regarding adoption requirements/advice. Details of plot level drainage are not available.

Should the planning authority be minded to grant permission, recommend as a minimum that full drainage details are secured through the imposition of a suitably worded planning condition.

Head Of Public Services - Highway access to the properties appears adequate for our collection vehicles and there is sufficient off road storage for each property to keep the allocated 2 wheeled bins and food caddy per residence.

Transportation Engineering Manager - No objections subject to conditions to address detailed highway considerations.

Dwr Cymru - No objection, confirm that foul water flows can be accommodated in the public sewer system and recommends condition and advisory notes.

Wales & West Utilities - Provides information on infrastructure in the area.

Western Power Distribution - Advises that the applicant will need to make a separate application to Western Power Distribution for any new connection or a service alteration.

Ecologist - The submitted Extended Phase 1 Habitat Survey is acceptable. Provides detailed comments and recommended planning conditions on species deterrence measures during the construction phase of the works.

Senior Arboricultural Officer (Trees) - No objections.

Transportation Engineering Manager – No objection subject to conditions.

Landscape Architect - No objections, provides advice on open space and recommends either on site provision or off site contributions are sought. Also provides guidance on site landscaping and layout and recommends enhancement of boundary treatments/facade treatment at the site entrance.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and 36 neighbour notification letters were sent. Following the receipt of amended plans a reconsultation was carried out. Due to this report being written prior to the re-consultation expiry date, any additional objections / comments received following completion of this report in response to the re-consultation exercise will be reported to Members at Committee.

Response: 19 representations were received to the initial consultation.

Application 18/1089/FULL Continued

At the time of writing this report a further 10 representations were received in relation to the re-consultation and a petition opposing the development with 71 signatures has also been received.

Summary of observations:

The issues raised in the representations to the application are summarised below:

- Planning Committee Members should undertake a site visit
- Sewerage issues/Existing sewerage system is running at capacity and in times of heavy rain overflows
- No feedback from Pre-Application Consultation by applicants/agent
- Why is application stating Affordable houses when applicant confirmed at Pre-application consultation that they are all to be allocated for social housing?
- Wish to submit an alternative proposal for the land
- Site is not allocated within the LDP for housing
- Loss of Privacy
- Overbearing impact
- The 10.5m distance from the rear elevation of proposed residential blocks facing the bungalows to the east is breached in some cases by 1m reducing the standard privacy distance to an unacceptable degree
- Unacceptable overlooking
- The development is out of keeping with the low density and scale of the housing in Heol Ty Gwyn
- Overdevelopment
- Increase in noise and disturbance
- Increase in air pollution
- Likely Structural damage to existing properties from construction works
- Devaluation of property, request compensation for existing residents
- Negative impacts of additional vehicle movements on an already congested road network
- Highway safety including increased risk of accidents
- Inadequate access to site
- Existing parking problems in the area and loss of existing parking for residents
- Lack of enforcement of existing parking regulations (double yellow lines)
- Increase in traffic through rear lane will make existing residents use of garages more difficult and children play in the lane
- Loss of parking and replacement parking unsuitable due to safety issues and likelihood of theft/vandalism
- Will increase already unacceptable antisocial and criminal activity in Llanbradach
- Loss of Wildlife/ Wildlife report does not reflect species seen on site
- Unsuitable site due to Flood risk and have an adverse impact in terms of flooding on neighbouring properties and increase insurance premiums
- Site should be an allotment/ community garden for local community and educational use. It could be used to encourage wildlife

Cont....

Application 18/1089/FULL Continued

- Adverse impact on the settlement of Llanbradach in terms of overpopulation
- Increase pressure on existing community facilities e.g. schools, doctor practices and dentists
- Loss of green/open space
- Japanese Knotweed
- Will material be imported or exported on site?
- Should have been wider consultation of residents
- Car Headlights shining into existing properties
- Source of Data used within Transport Statement
- No Coal Mining report
- Site Investigation report undertaken during an extended period of dry weather and still groundwater was encountered
- No need for extra housing in Llanbradach
- Property devaluation
- Will have detrimental effects on existing residents' health and well-being and access from the proposed development and Vulnerable residents live adjacent to the site
- Vibration from Construction concerns over structural damage to existing properties
- Housing should be provided for existing Elderly population to downsize and free up existing properties within the area

The following supportive comments were received:

- This is ideal brownfield land for development which will help the local housing shortfall
- There is demand for housing in the area

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

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Application 18/1089/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The site lies within the higher viability zone for CIL attracting a charge of £40/sqm (Excluding Indexation). However as the applicant is a Registered Social Landlord it is anticipated that they would apply for exemption from the CIL charge.

ANALYSIS

Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity, highway safety and the visual appearance of the development on the character of the area.

The application site is located in the Southern Connections Corridor (SCC) within the Llanbradach settlement as defined within adopted Local Development Plan Policy SP3 (Development Strategy - Development in the Southern Connections Corridor). Policy SP3 seeks to promote sustainable development that redevelops previously developed land where feasible. The application site is a former allotment, now vacant and whilst not meeting the definition of previously developed land is adjacent to brownfield land and is a site within the defined settlement boundary of Llanbradach, in a sustainable location within easy reach of public transport and local facilities. The application site is not allocated for any specific purpose within the adopted Local Development Plan and is located within settlement limits and therefore there is a general presumption under Policies CW15 (General Locational Constraints) and Policy SP5 (Settlement Boundaries) that development would normally be allowed, taking into account material planning considerations and the impact on adjacent allocations.

National Planning guidance in terms of Planning Policy Wales (PPW) acknowledges that the efficient use of resources, including land, underpins sustainable development. In particular paragraph 4.2.22 of PPW states that "Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links." In this instance the proposal with good links to bus and train services will constitute the development of a vacant land parcel within settlement limits which would provide much needed affordable homes in an efficient manner consistent with national planning guidance.

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Flooding/Drainage

The application site lies within a designated Flood Zone C1 and would represent highly vulnerable development. The applicant has submitted a Flood Consequence Assessment with the planning application and Natural Resources Wales have been consulted and subject to a planning condition requiring the development plateau to be raised to a minimum of 77mAOD have not objected to the development. The existing site levels vary however range between approximately 76mAOD to in excess of 77mAOD and it is considered that the proposed alterations to site levels would be acceptable to achieve the minimum requirements of Natural Resources Wales.

Section 6 of Technical Advice Note 15 (Development and Flood Risk) advises in paragraph 6.2 that "New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

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

In response to these criteria, it is considered that the following is relevant to the proposed development:

- i) The provision of housing on the site within the defined settlement boundary of Llanbradach is supported by the adopted Local Development Plan particularly policies CW15 (General Locational Constraints) and SP5 (Settlement Boundaries) and the wider vision for the Caerphilly Basin that seeks to support the development of housing including affordable housing in sustainable locations within settlements including Llanbradach as defined in strategic objective H of the adopted Caerphilly Basin Masterplan.
- ii) Not required to be met as part i) is already met;

Cont....

Application 18/1089/FULL Continued

- iii) The application site does not meet the definition of previously developed land and therefore this test is not met;
- iv) NRW conclude that the proposed development is acceptable based on the submitted FCA subject to a planning condition to require the development plateau to be raised to a minimum of 77mAOD.

It is noted that the requirement in terms of test iii) within section 6.2 of Technical Advice Note 15 has not been met by virtue of the application site being greenfield land. In considering the failure of this part of the justification test this has been balanced with other material planning considerations which include the site's location within the defined settlement boundary, the sustainable location of the site which is well served by public transport and the acknowledged shortfall in the 5 year housing land supply which at present is at only 2.3 years. It has also been weighed against the response from Natural Resources Wales who have considered the submitted Flood Consequence Assessment and has offered no objection to the development subject to the raising of ground levels. On balance, despite the failure of the site to accord with test iii) of paragraph 6.2 of Technical Advice Note 15, it is considered that the other material planning considerations specified above outweigh this matter.

Affordable Housing

Planning Policy Wales within paragraph 4.2.25 defines affordable housing as "Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers." PPW explains within paragraph 4.2.26 that "Affordable housing includes social rented housing owned by local authorities and Registered Social Landlords and intermediate housing where prices or rents are above those of social rent but below market housing prices or rents." The applicant has confirmed that they anticipate that all the properties would be social rented housing, however in line with the recommendation of the Affordable Housing Officer a legal agreement would be sought to require a minimum of 40% affordable housing units to be provided on the site. This would accord with the requirements of adopted Local Development Plan Policy CW11 (Affordable Housing Planning Obligation) and adopted Supplementary Planning Guidance LDP1 (Affordable Housing Obligations -October 2018).

Natural Heritage

The Tree report submitted with the application indicates the removal of trees on site for arboricultural reasons with the exception of groupings of trees categorised as low or moderate quality on the eastern boundary required to be removed for development purposes. The applicant has submitted a landscaping plan which indicates that new trees will be planted within the first planning season after the scheme is completed on the site to mitigate those that are lost. The Senior Arboricultural Officer has reviewed the proposal and has offered no objection to the tree/vegetation removal.

Cont....

Application 18/1089/FULL Continued

The Council's Ecologist has requested the imposition of a planning condition requiring retention of hedgerows, however the site layout does not retain any such features and suitable replacement planting can be agreed under the Landscaping Condition.

Access and Highway considerations

The main vehicular access for the site would be via an existing lane that runs from Wingfield Crescent in between two end of terrace properties (numbers 27 and 28 Plasturtwyn Terrace). The submitted layout plan indicates alterations to this lane that would include retaining a 5.5m width carriageway and provision of associated footway/parking bays. A new access road running broadly west-east would interface with the lane at the western edge of the site running into the site for a distance of approximately 28m. This would then intersect with a central spine road of a length of approximately 125m incorporating turning facilities at either end. The central spine road would be a 6.8m wide shared surface at its northern half and a 5.5m carriageway with footways at the southern half.

The applicant has incorporated additional parking into the scheme to address the loss of informal parking which currently occurs on the access lane between 27 and 28 Plasturtwyn Terrace and 14 parking spaces will be provided within the rear lane that runs behind 14-27 Plasturtwyn Terrace and 3 parking bay spaces will also be provided on the northern side of the access in between 27 and 28 Plasturtwyn.

The 30 dwellings within the development site will be provided with a total of 37 car parking spaces on-site with designated parking spaces for the houses and small parking courts for the apartments. The applicant submitted a Sustainability assessment that justified a reduction in parking for the development. The proposed on-site parking provides one car parking space for all of the one and two-bedroom dwellings and two car parking spaces for the three and four bedroom dwellings. These 37 spaces are in addition to the 17 spaces proposed on the eastern edge of Plasturtwyn Terrace which are primarily for the benefit of existing residents.

It is also proposed to provide a pedestrian/cycle route to Wingfield Crescent at the south-west corner of the site and in accordance with Welsh Government Development Quality Requirements (DQR) the applicant has indicated the proposed houses will be provided with sheds which can be used as secure storage for bicycles and the apartments will be provided with a secure stand to store bicycles.

The Transportation Engineering Manager has reviewed the Transport Statement submitted in support of the planning application and the proposed site layout and parking arrangements and has offered no objections to the development subject to planning conditions to require provision of the onsite and offsite parking, highway improvement works and associated works. In terms of visibility from the existing junction from the lane in between numbers 27/28 Plasturtwyn onto the main road the Transportation Engineering Manager has advised that suitable visibility splays are already in place with the current parking restrictions (double yellow lines) and therefore no displacement of on street parking on the main road is required. It is considered that the development accords with Policy CW3 (Highways).

Cont....

Neighbour amenity.

The impact on neighbour amenity has been considered. The proposed development is located on either side of the internal north-south spine road and the development on each side of the spine road will be considered in turn. The existing site levels would be raised to a minimum of 77AOD to comply with the Flood Consequence Assessment. The current site levels undulate but are generally around 76AOD to just over 77AOD whilst some levels vary slightly outside this range.

Firstly the following consideration is made in respect of the properties to the western side of the spine road located closest to existing dwellings on Plasturtwyn Terrace. The proposed Blocks numbered 1-3 (inclusive) have their rear elevations facing existing two storey properties on Plasturtwyn Terrace with their rear gardens and the existing rear lane and proposed parking areas in between these new dwellings and the existing curtilage areas of the terrace dwellings. There are separation distances well in excess of 21 metres between fenestration in the existing terrace dwellings and Blocks 1-3. Moving up the site a row of three dwellings (Block 10) with a staggered building line faces southwards across a new portion of east-west access road towards the unfenestrated northern side elevation of Block 1.

An apartment block (Block 9) lies further north with its front elevation facing southwards towards the rear elevation of block 10. The separation distance between Block 10 and Block 9 is considered acceptable noting the relationship is not of two rear elevations facing each other. The rear elevation of block 9 overlooks the proposed turning head and has a distance of approximately 10.5m to the northern boundary of the application site. The nearest properties to the northern boundary include number 2 Heol Ty Gwyn which is angled at approximately 90 degrees to block 9 and there would be sufficient separation distance to their rear amenity area. Number 22 Heol Ty Gwyn is a detached bungalow which has been subject to sizeable extensions. The rear fenestration of number 22 Heol Ty Gwyn is in relatively close proximity (circa 1.5m) of boundary walling that abuts the site boundary and providing screening. The closest part of the application site to this is the proposed turning head adjacent to the boundary. Block 9 does not directly overlook the fenestration in the southern elevation of number 22 Heol Ty Gwyn and with the existing boundary treatment it is considered that the development would not have an unacceptable impact in terms of privacy or overlooking. There would also be no unacceptable impact to the occupiers of 20 Heol Ty Gwyn.

In relation to the proposed new development on the eastern side of the spine road these would have their rear elevations facing the rear gardens and rear elevations of 9 semi-detached bungalows numbered 42-58 Heol Ty Gwyn (evens only). Following discussions with the applicant the site plan has been amended to increase separation distances to the existing bungalows. It is considered that the separation distances achieved to the bungalows are acceptable taking into account the two storey nature of the proposed development and the requirement to provide a minimum floor level necessitating some alterations to ground level.

Cont....

Application 18/1089/FULL Continued

The separation distance varies along the row due to the bungalow positions and the tapered site boundary but in back to back situations provides 21 metres separation between habitable room windows. One exception is the relationship between Plot 17 (block 5) and a bungalow No.52 Heol Ty Gwyn. Whilst 21metres separation is achieved to some of the rear facade of No. 52 an extension to the property means a reduction to 20 metres from upper floor habitable room windows in plot 17. This is considered acceptable. It is noted that whilst the development will understandably represent a significant change in outlook to the occupants of dwellings surrounding the site who are used to having views onto an open land parcel that the proposed development would have an acceptable impact in terms of outlook and privacy.

At the south-eastern edge of the site is a Bungalow (60 Heol Ty Gwyn) which is angled in relation to the existing row of bungalows further north and also to the application site whose boundary tapers around the curtilage of 60 Heol Ty Gwyn. The southern end of Block 4 comprising of Plot 10 has its rear elevation facing the side elevation of an extension constructed onto 60 Heol Ty Gwyn. This extension is a large single storey structure and has a non-habitable room window facing the application site. The primary fenestration to the extension would not be directly overlooked by the windows in block 4 and views would be primarily of the roof of the extension and semi-public side curtilage area already visible from Heol Ty Gwyn. A secondary window serving a bedroom at the front of the property is located close to the front wall of the extension and the overlooking introduced by the proposed development is not considered to be so severe to warrant refusal of the application on this basis.

The development accords with adopted Local Development Plan Policy CW2 (Amenity) in having an acceptable impact on the existing levels of amenity enjoyed by occupiers of surrounding properties.

Design

The proposed dwellings are arranged in blocks with facades which include a mixture of face brickwork and render with artificial slate roofs. They have a simple form with pitched roofs and some have gable roof details. Entrance canopies are provided on the principal elevations. The appearance of the proposed dwellings is acceptable and accords with Policy SP6 (Placemaking).

Leisure and Open Space

An Open Space assessment has been carried out and the requirement in the area is for 1.06Ha of useable open space in accordance with Supplementary Planning Guidance LD8 (Protection of Open Space). The assessment found that there is 1.2Ha of useable open space remaining, should the site be developed. In addition there is access to other open space falling outside of the remit of the assessment including the Cwm Las riverside walk, which falls just outside of settlement limits.

Cont....

Application 18/1089/FULL Continued

There is also sufficient formal open space in the area (totalling 2.56ha. It is therefore considered that there is sufficient recreational amenity and visual amenity in the area. It is noted that the site may be used by dog walkers however the land has no significant value as an area of visual amenity. The development complies with Policy CW7 (Protection of Open Space).

The development does not include any public open space or play facilities and therefore would not meet the criteria of Policy CW10 (Leisure and Open Space Provision) however it is noted that the Cwm Las playing field is located approximately 100m to the east of the site which includes an equipped playground area.

The supporting text in Policy CW10 states that "Where sufficient open space exists adjacent to the development site, developers will need to consider how to exploit this resource and thus provide well-designed public links within the development to these areas of land through a new footpath and/or cycle path provision." Informal paths presently exist outside of the southern boundary of the application site across third party land towards the open space, however were these to be prohibited in the future it is noted that the planning layout includes provision of a three metres wide pedestrian link adjacent to the pumping station to connect with the existing lane onto Plasturtwyn Terrace which would facilitate alternative access to the existing play facilities via Wingfield Crescent.

It is therefore considered that there are no site-specific impact mitigation requirements in respect of open space or play facilities in this instance.

Comments from Consultees: These have been addressed within the body of this report.

Comments from public:

- Planning Committee Members should undertake a site visit
This would be a matter for Members to consider whether this is appropriate.
- Sewerage issues / Existing sewerage system is running at capacity and in times of heavy rain overflows
Dwr Cymru have been consulted and have offered no objections to the scheme and confirmed capacity is acceptable.
- No feedback from Pre-Application Consultation by applicants/agent
The applicant carried out the Pre-Application Consultation as required by legislation and also held a meeting. They were not required to provide feedback to individuals.
- Why is application stating Affordable houses when applicant confirmed at Pre-application consultation that they are all to be allocated for social housing?
The definition of Affordable housing includes social rented housing.

Cont....

Application 18/1089/FULL Continued

- Wish to submit an alternative proposal for the land
The application has been considered on the basis of the submission.
- Site is not allocated within the LDP for housing
This has been considered within the body of the report.
- Loss of Privacy
- Overbearing impact
- The 10.5m distance from the rear elevation of proposed residential blocks facing the bungalows to the east is breached in some cases by 1m reduces the standard privacy distance to an unacceptable degree
- Unacceptable overlooking

The site layout and impact on neighbour amenity has been considered within the report under Neighbour Amenity. The reference to 10.5m is understood to refer to advice on garden lengths and is not an adopted policy. In instances where the new properties' garden lengths are below 10.5m in relation to the bungalows on Heol Ty Gwyn, where the proposed properties are "back to back" with the bungalows an overall separation distance of 21m between habitable room windows is achieved. It is considered that there would be no unacceptable impact in terms of light, overbearing effect or introduce any unacceptable overlooking or loss of privacy.

- The development is out of keeping with the low density and scale of the housing in Heol Ty Gwyn
- Overdevelopment

It is noted there is a mixture of bungalows and 2 storey houses within Llanbradach which includes areas of higher density terrace dwellings and new build development such as Bluebell View. In this existing context the proposed development is considered to be acceptable and appropriate in scale and density and would not result in overdevelopment of the site.

- Increase in noise and disturbance
- Increase in air pollution

The Environmental Health Officer has reviewed the proposed development and offered no objections from a noise or air quality perspective.

- Likely Structural damage to existing properties from construction works
- Devaluation of property request compensation for existing residents

This would be a matter for the developer in terms of construction works and property devaluation is not a material planning consideration.

- Negative impacts of additional vehicle movements on an already congested road network

Cont....

Application 18/1089/FULL Continued

- Highway safety including increased risk of accidents
- Inadequate access to site
- Existing parking problems in the area and Loss of existing parking for residents
- Lack of enforcement of existing parking regulations (double yellow lines)
- Increase in traffic through rear lane will make existing residents use of garages more difficult and children play in the lane
- Loss of parking and replacement parking unsuitable due to safety issues and likelihood of theft/vandalism

The Transportation Engineering Manager has reviewed the scheme and subject to planning conditions addressing detailed highway considerations have offered no objections to the development.

- Will increase already unacceptable antisocial and criminal activity in Llanbradach

It is not considered that the scale or nature of the development is such that it would have a material impact in this regard

- Loss of Wildlife/ Wildlife report does not reflect species seen on site

The Council's Ecologist has reviewed the submitted ecological reports and considers them acceptable. Planning conditions are proposed in respect of site clearance for breeding birds and in respect of requiring adherence to the recommendations of the reptile survey.

- Unsuitable site due to Flood risk and have an adverse impact in terms of flooding on neighbouring properties and increase insurance premiums

Natural Resources Wales have been consulted and have considered the submitted Flood Consequence Assessment, its impacts on both the site and neighbouring properties and have offered no objection to the development subject to a condition requiring the development plateau being raised to a minimum level.

- Site should be an allotment/ community garden for local community and educational use. It could be used to encourage wildlife

The application has been considered on the basis of the scheme as submitted. In terms of alternative proposals this would be a matter for the land owner to consider.

- Adverse impact on the settlement of Llanbradach in terms of overpopulation
- Increase pressure on existing community facilities e.g. schools, doctor practices and dentists

The scale of the development within settlement limits is not considered to result in overpopulation. The 21st Century School Officer has advised that there are sufficient school places to cope with the additional dwellings.

Cont....

Application 18/1089/FULL Continued

- Loss of green/open space

This has been considered and has been deemed acceptable

- Japanese Knotweed

A planning condition in respect of Knotweed would be imposed on any permission.

- Will material be imported or exported on site

It is anticipated that some material will need to be imported onto site to comply with Natural Resources Wales requirements in terms of raising the development plateau. The Environmental Health Officer has recommended a planning condition be imposed that requires soils or hardcore to meet agreed standards or otherwise the developer would have to provide details of testing for contamination.

- Should have been wider consultation of residents

The application has been subject to pre-application consultation by the applicants and the application has been publicised in accordance with legislation.

- Car Headlights shining into existing properties

It is not considered that this would be likely to be a significant problem due to the site layout and positioning of car parking within the development generally in front of the new dwellings and the installation of boundary treatments as part of the development.

- Source of Data used within Transport Statement

The Transportation Engineering Manager has reviewed the Transport Statement and has raised no objections to the data used within it.

- No Coal Mining report

The site is within a Low Risk area for Coal Mining and as such no Coal Mining Risk Assessment was required to be submitted. A site investigation was submitted in support of the application.

- Site Investigation report undertaken during an extended period of dry weather and still groundwater was encountered

The Environmental Health Officer has reviewed the submitted Site Investigation and has offered no objections to the development.

- No need for extra housing in Llanbradach

Cont....

Application 18/1089/FULL Continued

This statement has not been justified by the objector and the Housing Land Supply indicates a deficit in terms of the 5 year land supply within the Authority.

- Property devaluation

This is not a material planning consideration.

- Will have detrimental effects on existing residents health and well-being from the proposed development and Vulnerable residents live adjacent to the site.

The application has been considered in terms of its impact on existing residents which surround the site and it is not considered that the development will have so severe an impact to warrant refusal on this basis.

- Vibration from Construction leading to concerns over structural damage to existing properties. Request developer or Council inspect all properties prior to construction starting

This would be a private matter for the developer to consider.

- Housing should be provided for existing Elderly population to downsize and free up existing properties within the area

The Affordable housing officer has offered no objection to the type of development proposed.

Other material considerations:

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

RECOMMENDATION that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

1. 40% provision of Affordable Housing.

On completion of the Section 106 Obligation that (B) planning permission is granted subject to the following conditions:

This permission is subject to the following condition(s)

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

Application 18/1089/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, drawing reference (90)001
- Proposed Site Layout, drawing reference (SK)001V, received 20.02.19;
- Proposed Site Layout, drawing reference (SK)002-1T, received 19.02.19;
- Proposed Site Layout, drawing reference (SK)002-2T, received 19.02.19;
- Proposed Floorplans Blocks 1 and 4, drawing reference (SK)003, received 21.12.18;
- Proposed Floorplans Blocks 3, drawing reference (SK)004A, received 21.12.18;
- Proposed Floorplans Blocks 2, 7 and 8, drawing reference (SK)005A, received 21.12.18;
- Proposed Floorplans Block 5, drawing reference (SK)006, received 21.12.18;
- Proposed Floorplans Block 6, drawing reference (SK)007, received 21.12.18;
- Proposed Floorplans Block 9, drawing reference (SK)008, received 21.12.18;
- Proposed Floorplans Block 10, drawing reference (SK)009, received 21.12.18;
- Proposed Street Elevation East Elevation, drawing reference (SK)011, received 21.12.18;
- Proposed Block Elevations, drawing reference (SK)012A, received 21.12.18;
- Proposed Block Elevations, drawing reference (SK)013, received 21.12.18;
- Dusk to Dawn Ecology Ltd Reptile Survey received 21.12.18;
- Dusk to Dawn Ecology Ltd Extended Phase One Survey received 31.01.19;
- Integral Geotechnique Site Investigation Report reference 11909/GNS/16/SI, received 21.12.18;
- Integral Geotechnique Letter report reference 11909/JJ, received 21.12.18;
- Lime Transport, Transport Statement, reference 18192 d1 rev A, received 21.12.18;
- Earth Science Partnership, Flood Consequence Assessment Report reference ESP.5561s.03.2947 Rev3, received 29.01.19;
- Treescene Arboricultural Method Statement and Tree Protection Plan, received 05.02.19
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 04) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application 18/1089/FULL Continued

- 05) Prior to the commencement of works on site, a scheme to prevent mud and other debris being deposited on the public highway shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed scheme.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Prior to the commencement of work on site, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas of 2.4m metres x 39m metres when measured at the centre of the existing access.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) The existing access from Wingfield Terrace to the application site shall be improved in accordance with a scheme to be first submitted to and agreed in writing with the Local Planning Authority. The improvements shall be in the form of footway provision, parking layby provision, street lighting and highway drainage provision. The scheme shall also allow for the provision of 17 parking spaces located to the side/rear lane of Plasturtwyn Terrace. The highway improvement works and new parking areas shall be completed in a timescale to be firstly agreed in writing with the Local Planning Authority.
Reason: In the interests of Highway Safety.

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Application 18/1089/FULL Continued

- 10) The development permitted by this planning permission shall only be carried out in accordance with the recommendations of the submitted Flood Consequence Assessment Report produced by Earth Science Partnership, reference ESP.5561s.03.2947 Rev3, dated January 2019. In particular the following is required:
 1. The development plateau level shall be set no lower than 77m Above Ordnance Datum (AOD)
REASON: To address the flood risk due to the location of the development within a designated flood zone.

- 11) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 12) The development hereby approved shall be carried out in accordance with the recommendations made in Section 6 of the Reptile Survey Report dated December 2017 prepared by Dusk to Dawn Ecology Ltd; unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure adequate protection and mitigation for protected species in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 13) Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese Knotweed and Himalayan Balsam on site. The treatment of Japanese Knotweed and Himalayan Balsam shall be carried out in accordance with the approved details.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act" . Japanese Knotweed and Himalayan Balsam is included within this schedule. All Japanese knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.

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Application 18/1089/FULL Continued

- 14) Prior to the occupation of the development hereby approved, roosts and a means of access for bats shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.
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 and Tan 5 Nature Conservation and Planning (2009) in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Prior to the occupation of the development hereby approved, nesting sites for birds shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.
REASON: To provide additional roosting for birds 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 and Tan 5 Nature Conservation and Planning (2009) and in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) 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.
- 17) 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.
- 18) 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.

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Application 18/1089/FULL Continued

- 19) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run-off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 20) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 21) Notwithstanding the details submitted prior to the development commencing revised details of the boundary treatment/planting to plots 1 and 30 and to the northern site boundary and also brick detailing to the northern end elevation of block 1 shall be submitted for the written agreement of the Local Planning Authority. The development shall be completed in accordance with the agreed details.
REASON: In the interests of the visual amenity of the area.
- 22) 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.

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Application 18/1089/FULL Continued

- 23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 24) Prior to works commencing on site details shall be submitted for a minimum of 10% of the residential units to be constructed to make provision to allow for the installation of electric charging points for vehicles.
REASON: In order to ensure that adequate mitigation is provided in respect of air quality in the interests of residential amenity and to comply with paragraph 4.1.39 of Planning Policy Wales.

Advisory Note(s)

Please find attached the comments of Western Power Distribution, Dwr Cymru/Welsh Water, Head of Public Protection, and Wales & West Utilities that are brought to the applicant's attention.

The applicant will be required to enter into a formal highway agreement under Section 278 of the Highways act 1980 in order to undertaken the necessary highway improvements.

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

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



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Agenda Item 8

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
18/1024/COND 27.11.2018	Mr M Williams 34 Lanwood Road Graigwen Pontypridd CF37 2EP	Discharge conditions 3 (Drainage), 4 (Dry stone wall), 5 (Provision of bat roosts), 6 (Provision of nesting sites for birds), 7 (Contamination - scheme to treat), 8 (Contamination - soil import testing), 9 (Contamination - validation), 10 (Footway), 11 (Parking area), 12 (Limit on height of front walls) and 13 (Parking area materials) of planning consent 14/0823/FULL (Construct detached residential dwelling with off-street parking) Plot 3 74 Heol Fawr Nelson Treharris	Decided - Discharge of Conditions 08.02.2019
18/1058/FULL 14.12.2018	Senior Flexonics Mr R Vaughan Unit 1B Oakwood Close Pen-y-Fan Industrial Estate Crumlin NP11 3HY	Erection of a new Research and Development Facility, including R&D test laboratories, office space and warehousing Plateau 2 Oakdale Business Park Bryn Brithdir Oakdale Business Park Oakdale	Granted 08.02.2019
18/0942/FULL 01.11.2018	Mrs L Short 29 Chatham Machen Caerphilly CF83 8SB	Erect a single storey ground floor rear extension and first floor side extension over existing ground floor kitchen 29 Chatham Machen Caerphilly CF83 8SB	Granted 11.02.2019
18/1049/TPO 11.12.2018	The Arborist Mr I Chedgy 136A High Street Street Somerset BA16 0ER	Carry out various tree works (Tree Preservation Order 64/12/CCBC) as identified in Section 6.0 ("Survey Table") of the supplied report. St Paul's Church High Street Newbridge NP11 4FW	Granted 11.02.2019

18/1066/FULL 17.12.2018	Dr G Doherty C/O Llanover Estates Hafodrisclawdd Fawr Barn Hafodrisclawdd Fawr Lane Manmoel Blackwood NP12 0HZ	Erect new agricultural barn as a replacement for an existing barn which is to be demolished Hafodrysclawdd Farm Hafodrisclawdd Fawr Lane Manmoel	Granted 11.02.2019
18/1069/FULL 17.12.2018	Ms J Verallo 6 Gelli Lane Pontllanfraith Blackwood NP12 2JR	Erect two storey side extension and single storey front and rear extensions 6 Gelli Lane Pontllanfraith Blackwood NP12 2JR	Granted 11.02.2019
18/1072/FULL 17.12.2018	Mr M Rosenkiewicz 1 Riverside Court Senghenydd Caerphilly CF83 4HB	Erect a two storey side extension and one additional car parking space 1 Riverside Court Senghenydd Caerphilly CF83 4HB	Granted 11.02.2019
18/1027/NMA 30.11.2018	Pobl Group Mr Taylor C/o LRM Planning 22 Cathedral Road Cardiff CF11 9LJ	Seek approval of non-material amendment to planning consent 17/1033/FULL (Construct seven dwellings and associated works, including the creation of a one-way system to serve the development) to amend elevational treatment materials Land At Grid Ref 317269 196829 Coronation Road East Lane Blackwood	Granted 12.02.2019
18/1041/COND 04.12.2018	Convatec Ltd Mr J Deal Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney Tredegar NP22 5RL	Discharge conditions 03 (Contamination - scheme to treat) and 05 (Contamination - validation) of planning consent 18/0385/FULL (Erect two storey storage building) Convatec Ltd Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney	Decided - Discharge of Conditions 12.02.2019
18/1088/FULL 19.12.2018	Mr S Chard Argoed Fawr Farm Argoed Fawr Farm Lane Argoed Blackwood NP12 0AD	Erect a single storey rear extension 56 The Avenue Ystrad Mynach Hengoed CF82 8AF	Granted 12.02.2019

18/1087/COND 21.12.2018	Caerphilly Jade Ltd 44 Small Meadow Court Caerphilly CF83 3RT	Discharge condition 3 (noise - scheme of control) and condition 4 (waste from commercial premises) of planning consent 18/0736/COU (Change the use to takeaway with in-house eating area (A3) and install extraction equipment) Unit A 76 Cardiff Road Caerphilly CF83 1JR	Decided - Discharge of Conditions 12.02.2019
18/1070/FULL 19.12.2018	Mr J Morgan 9 Ynys Bery Close Caerphilly CF83 2AZ	Convert the garage into living accommodation 9 Ynys Bery Close Caerphilly CF83 2AZ	Granted 13.02.2019
19/0026/COND 10.01.2019	Mr G Rees C/o Hurley & Davies 12 Axis Court Riverside Business Park Mallard Way Llansamlet Swansea SA7 0AJ	Discharge conditions 21 (Affordable Housing), 23 (Bat Method Statement), 25 (Lighting), 27 (Reptile Mitigation Strategy) and 28 (House Nesting Bird Provision) of planning consent 18/0374/FULL (Erect elderly persons living accommodation and associated works) Pontllanfraith Youth Centre And Cyber Cafe Sir Ivor Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 13.02.2019
19/0071/NMA 25.01.2019	Hurley And Davies Mr L Hurley 206 High Street Blackwood NP12 1AJ	Seek approval of a non- material amendment to planning consent 18/0374/FULL (Erect elderly persons living accommodation and associated works) to add the following text 'excluding demolition and any associated remediation work', within the existing text of conditions 2 (Materials), 3 (Drainage), 4 (Landscaping), 10 (Levels), 11(Contamination), 14 (Site Investigation), 18 (Site control - dust suppression) and 19 (Site control - noise suppression) Pontllanfraith Youth Centre And Cyber Cafe Sir Ivor Road Pontllanfraith Blackwood	Granted 13.02.2019

18/1008/FULL 23.11.2018	Mr A Jenkins 225 Jubilee Way Rogerstone Newport NP10 9PB	Erect two one bedroom flats Madison Gardens St Mary Street Risca Newport	Granted 14.02.2019
18/1071/FULL 19.12.2018	Mr & Mrs Penhullarick 29 Y Felin Ffrwd Energlyn Caerphilly CF83 2RB	Erect single storey rear extension 29 Y Felin Ffrwd Energlyn Caerphilly CF83 2RB	Granted 14.02.2019
18/1075/RET 20.12.2018	Mr L Briggs Ty Canrif Halls Crossing Woodfieldside Pontllanfraith NP12 0PF	Retain and complete the partly constructed garage/playroom to Granny Annexe Ty Canrif Halls Crossing Woodfieldside Pontllanfraith	Granted 14.02.2019
18/1076/FULL 20.12.2018	Mr A Oliver 3 Derwendeg Avenue Cefn Fforest Blackwood NP12 3LW	Erect single storey extension to existing kitchen 3 Derwendeg Avenue Cefn Fforest Blackwood NP12 3LW	Granted 14.02.2019
18/1078/FULL 20.12.2018	Mr O Jex 4 The Crescent Maesycwmmmer CF82 7QF	Erect single storey garage to the side of the existing house 4 The Crescent Maesycwmmmer Hengoed CF82 7QF	Granted 14.02.2019
18/1054/NMA 11.12.2018	Mrs Lewis 21 Tair Heol Penpedairheol CF82 8DL	Seek approval of a non- material amendment to planning consent 18/0609/FULL (Erect single storey rear extension and replace front porch) to remove roof terrace and replace with roof lantern and amend pitched roof to porch to match main dwelling 21 Tair Heol Penpedairheol Hengoed CF82 8DL	Granted 15.02.2019
18/1086/FULL 21.12.2018	Mr J Hollister 3 Plantation Terrace Fochriw CF81 9JR	Erect two storey rear extension to replace existing single storey extension and erect new front porch 3 Plantation Terrace Fochriw Bargoed CF81 9JR	Refused 15.02.2019

19/0018/COND 09.01.2019	Mr & Mrs S Steele 9 Prince Street Wattsville Newport NP11 7QR	Discharge condition 04 (Bat roost provision) of planning consent 17/1052/FULL (Erect two storey extension to rear and single storey extension to side of dwelling) 9 Prince Street Wattsville Newport NP11 7QR	Decided - Discharge of Conditions 15.02.2019
18/0090/FULL 26.01.2018	Actoris Property Ltd C/o Mango Planning & Development Ltd Mr A Hughes Number Two Waterton Park Waterton Bridgend CF31 3PH	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 The New Forge Brynhoward Terrace Oakdale Blackwood	Granted 18.02.2019
18/1092/CLPU 19.12.2018	Mrs J Davies 2 Beechwood Avenue Wattsville Newport NP11 7QF	Obtain a Lawful Development Certificate for proposed erection of rear extension 2 Beechwood Avenue Wattsville Newport NP11 7QF	Refused 18.02.2019
18/1085/COND 20.12.2018	Bailey Hire Ltd Mr Wells Units 15E Bedwas House Industrial Estate Caerphilly CF83 8DW	Discharge condition 03 (drainage) of planning consent 16/0871/FULL (Erect four new residential dwellings and associated engineering works) Land At Grid Ref 315317 188693 Pontygwindy Road Caerphilly	Decided - Discharge of Conditions 18.02.2019

19/0007/COND 03.01.2019	Mrs A Jones The Coach House Rhyd-Y-Gwern Stables Rhyd Y Gwern Lane Draethen NP10 8GJ	Discharge condition 3 (Rooflights) of planning consent 18/0819/LBC (Demolition of detached stable building and erection of two storey extension to side and rear of barn) and discharge conditions 4 (Bat roost provision), 5 (Bird nesting provision), 6 (Drainage) and 7 (Rooflights) of planning consent 18/0654/FULL (Demolition of detached stable building and erection of two storey extension to side and rear of barn) The Coach House - Rhyd-y-gwern Farm Rhyd Y Gwern Lane Draethen Newport	Decided - Discharge of Conditions 18.02.2019
19/0019/CLPU 09.01.2019	Mr & Mrs D Lock 10 Birchwood Close Highfields Blackwood NP12 1WX	Obtain Lawful Development Certificate for proposed erection of a single storey dining room extension at rear of dwelling 36 Apollo Way Blackwood NP12 1WB	Granted 18.02.2019
18/1051/COND 10.12.2018	Cecil Homes Ltd Mrs M Watkins 28A Cardiff Road Taff's Well Cardiff CF15 7RF	Discharge condition 08 (Provision of nesting sites for birds) of planning consent 16/0410/COU (Change the use from D1 (Places of Worship, Church Halls) to C3 (Residential), construct a new two-storey extension to the southern elevation of the building to create a new entrance with access to the central staircase plus an additional first floor bedroom) Ty'r Tylluan Cilfynydd Road To Pant-Du Road Llanfabon Treharris	Decided - Discharge of Conditions 19.02.2019
19/0037/COND 15.01.2019	Mr & Mrs Eynon 4 Salisbury Terrace Brithdir New Tredegar NP24 6HZ	Discharge conditions 2 (Drainage), 4 (Landscaping) and 5 (Retained Trees) of planning consent 18/0520/FULL (Erect detached dwelling) 45 Gelynos Avenue Argoed Blackwood NP12 0AT	Decided - Discharge of Conditions 19.02.2019

19/0046/CLPU 21.01.2019	Mr & Mrs K Maggs 8 Fairview Avenue Ty Sign Risca NP11 6HU	Obtain a Lawful Development Certificate for proposed erection of a single storey rear extension 8 Fairview Avenue Ty Sign Risca Newport	Granted 19.02.2019
18/0837/FULL 27.09.2018	Mr P Young Ty'r Sais Stables Ty'r Sais Farm Lane Argoed Blackwood NP12 0JA	Retain the dwelling as built and erect extension Ty'r Sais Stables Ty'r Sais Farm Lane Argoed Blackwood	Granted 20.02.2019
19/0035/CLPU 14.01.2019	Mrs A Essex Pen Y Grin 16 Banalog Terrace Hollybush Blackwood NP12 0SF	Obtain a Lawful Development Certificate for proposed conversion of existing garage into a bedroom Pen Y Grin 16 Banalog Terrace Hollybush Blackwood	Granted 20.02.2019
19/0050/CLPU 22.01.2019	Mr & Mrs Curtis 38 High Street Pengam NP12 3SZ	Obtain a Lawful Development Certificate for proposed erection of single storey rear extension 38 High Street Pengam Blackwood NP12 3SZ	Granted 20.02.2019
18/0894/FULL 15.10.2018	Mr & Mrs Briers 57 St Teilo's Way Watford Caerphilly CF83 1FA	Erect a two storey side extension 57 St Teilo's Way Watford Caerphilly CF83 1FA	Granted 21.02.2019
18/0946/COU 31.10.2018	A J Developments Mr A Jenkins C/o Building Design Services 8 Birchgrove New Tredegar NP24 6AH	Change the use of existing ground floor beauty salon to a 2 bed flat 73 Commercial Street Pontymister Risca Newport	Granted 21.02.2019
18/1017/COU 27.11.2018	Mr M Mahmood C/O James Carter: Alan Barker Partnership Bank Chambers 92 Newport Road Cardiff CF24 1DG	Change the use of part of the land to hand car washing and valeting and erect new canopy Trade Sales South Wales Newport Road Trethomas Caerphilly	Granted 21.02.2019

18/1082/FULL 20.12.2018	Bryn Power Ltd C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Provide demountable building to be used for teaching and welfare facilities and associated works Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Granted 21.02.2019
19/0011/FULL 04.01.2019	Bryn Power Ltd C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Provide additional fire prevention measures including structures, storage tanks, engineering and associated works Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Granted 21.02.2019
18/0980/LBC 12.11.2018	Mr R Fletcher Preswylfa 13 Bryngwyn Road Newbridge Newport NP11 4GX	Paint outside of house grey Preswylfa 13 Bryngwyn Road Newbridge Newport	Granted 22.02.2019
18/1035/FULL 30.11.2018	Mr N Jenkins 6 Bramblewood Court Pengam Blackwood NP12 3QW	Change use of building to a mixed use as a social club and erect extension to front of building for a cafe The James Club 15 High Street Fleur-de-lis Blackwood	Granted 22.02.2019
18/1068/ADV 18.12.2018	Costa Ltd C/o Mango Planning & Development Ltd Mr D Brown Number 2 Waterton Park Waterton Bridgend CF31 3PH	Display various signage Unit 6 Gallagher Retail Park Parc Pontypandy Caerphilly	Granted 22.02.2019
19/0064/CLPU 24.01.2019	Mr V Jones 4 Beechgrove Caerphilly CF83 3BQ	Obtain a Lawful Development Certificate for proposed single storey extension to the side of the dwelling 4 Beechgrove Caerphilly CF83 3BQ	Refused 22.02.2019

18/0912/RM 19.10.2018	Emtrek Limited Mr J Davies 1 St Christophers Close Bedwas Caerphilly CF83 8UA United Kingdom	Seek approval of the reserved matters in respect of access, appearance, landscaping, layout and scale reserved under outline planning consent 17/0278/OUT (Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved) Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Granted 26.02.2019
18/1073/FULL 19.12.2018	SEDA (UK) Ltd Mr Davies Hawtin Park Pontllanfraith Blackwood NP12 2EU	Erect a Class B8 (Storage and Distribution) facility, access, landscape and associated works Land At Grid Ref 315985 196189 Hawtin Park Gelli-haf Pontllanfraith	Granted 26.02.2019
18/0744/FULL 23.08.2018	Mr P Amos 84 Sheepecot Lane Garston Watford Herts WD25 0EB	Construct a detached garage Land Adjacent To 11 Heol Fawr Nelson Treharris	Granted 27.02.2019
18/0782/FULL 10.09.2018	Mr R Cuddihy 89 Lansbury Avenue Cefn Hengoed CF82 7HB	Erect three bedroom dwelling with off road parking Land Adj. To The Haven 4 Old Parish Road Hengoed CF82 7HU	Granted 27.02.2019
18/1004/COND 22.11.2018	Mr A Chedzoy 4 Druids Close Caerphilly CF83 2XR	Discharge condition 3 (design of the gas protection measures) of planning consent 18/0796/FULL (Erect single storey rear extension) 4 Druids Close Caerphilly CF83 2XR	Decided - Discharge of Conditions 27.02.2019

18/0268/COND 22.03.2018	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	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) Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Decided - Discharge of Conditions 28.02.2019
18/0679/COND 31.07.2018	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Discharge condition 05 (Arboricultural Method Statement 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) Oakdale Golf Club Oakdale Golf Course Lane Oakdale Blackwood	Decided - Discharge of Conditions 28.02.2019
18/0996/NMA 20.11.2018	United Welsh Housing Association C/o LRM Planning Ltd Miss F Sanders 22 Cathedral Road Cardiff CF11 9LJ	Seek approval of a non- material amendment to planning consent 17/1042/FULL (Erect 10 No. apartments, car parking, landscaping and associated works) to remove flat roof element of the building, remove windows from above the stairwell, reduce size of the bathroom windows, omit pathway adjacent to parking space no. 6, include paved amenity/seating area and remove windows from the first floor store room Land At Former All Saints Church Pencerrig Street Llanbradach Caerphilly	Granted 28.02.2019

18/1034/RET 03.12.2018	Mrs L Hughes Ysgubor Maenderw Argoed Uchaf Farm Sunnyview Argoed Blackwood NP12 0AJ	Retain stables and extend curtilage Ysgubor Maenderw Argoed Uchaf Farm Sunnyview Argoed	Granted 28.02.2019
18/1053/NCC 11.12.2018	GHR Developments Ltd C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Remove condition 9 (Arboricultural Impact Assessment) of planning consent 17/0527/FULL (Construct four detached dwellings and external works) Land Within The Curtilage Of Mountain House 41 Mountain Road Caerphilly	Refused 28.02.2019
19/0005/ADV 02.01.2019	Lidl Great Britain Limited Dr W Hurst Waterton Industrial Estate Off Cowbridge Road Bridgend CF31 3PH	Retain 1 No. billboard sign on Pengam Road store elevation Lidl Pengam Road Ystrad Mynach Hengoed	Granted 28.02.2019
19/0025/FULL 10.01.2019	Mr J Batten 38 Linden Grove Caerphilly CF83 3BH	Erect single storey rear extension 38 Linden Grove Caerphilly CF83 3BH	Granted 28.02.2019
18/0389/RET 30.04.2018	Lisvane Riding School Ltd Mr R Dent Forest View Rudry Road Lisvane Cardiff CF14 0SN	Retain works carried out to include saddling area and a horses hospital, lean to structure to accommodate a feed and bedding hay store, a workshop and stalls, replacement windows, new render on existing block walls and a detached steel hay barn for use as shelter for the horses during inclement weather Lisvane Riding School Ltd Forest View Rudry Road Lisvane	Granted 01.03.2019

18/0684/COND 02.08.2018	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Discharge conditions 03 (landscaping) and 04 (road details) 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	Decided - Discharge of Conditions 01.03.2019
18/1055/NCC 11.12.2018	Ms R Davies & Mr R Williams C/O CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Remove condition 03 (drainage) of planning consent 16/0623/FULL (Construct two 2 bedroom semi-detached houses) Land Within Curtilage Of 31 Thomasville Penyrheol Caerphilly	Refused 01.03.2019
19/0051/ADV 22.01.2019	Marston's Plc Marston's House Brewery Road Wolverhampton WV1 4JT	Display various signage Moat House Inn 30 Lon-Y-Llyn Caerphilly CF83 1BY	Granted 04.03.2019
19/0084/NMA 30.01.2019	Mr K Clement 36 Shirdale Close Maesycwmmmer Hengoed CF82 7QL	Seek approval of a non- material amendment to planning consent 16/0243/FULL (Erect extension to side of property to provide additional bedrooms and improved kitchen facilities) to add window to ground floor side elevation and change finish from brick to coloured render 36 Shirdale Close Maesycwmmmer Hengoed CF82 7QL	Granted 05.03.2019
19/0024/RET 10.01.2019	Mr E W Rendall 36 Penllwyn Street Cwmfelinfach Newport NP11 7HE	Retain potting shed and greenhouse Land At Grid Ref 318259 191703 Penllwyn Street West Lane Cwmfelinfach	Granted 07.03.2019

19/0029/COND 10.01.2019	Mr D Bartlett Shangri La Bryn Road Pontllanfraith Blackwood NP12 2EY	Discharge conditions 1, 2, 3 and 4 of planning consent 16/0370/LBC (Retain alterations, refurbishments, a first floor extension and install new gates to the existing access drive) Shangri La Bryn Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 07.03.2019
19/0030/COND 10.01.2019	Mr D Bartlett Shangri La Bryn Road Pontllanfraith Blackwood NP12 2EY	Discharge condition 3 (retaining wall) of planning consent 15/0708/FULL (Erect outhouse and garden retaining walls) Shangri La Bryn Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 07.03.2019

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Agenda Item 9

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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 .	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.
18/0323/FULL 11.04.18	Change the use of land to use as residential caravan site for two gypsy families, each with two caravans, including no more than one static caravan/mobile home and erection of two amenity buildings at Ynsyddu Yard - Vine Tree Ynsyddu Hotel Approach Ynsyddu Newport NP11 7JW	Awaiting additional information.
18/0586/COU 07.01.19	Demolish existing retail shop and erect residential flats at Yearsleys Discount 1 Lon-Y-Twyn Caerphilly CF83 1NW	Subject to further discussion and consideration.
18/0620/FULL 12.11.18	Demolish existing retail shop and erect residential flats at Yearsleys Discount, 1 Lon-Y-Twyn, Caerphilly, CF83 1NW	Subject to further discussion and consideration
18/0831/COU 25.09.18	Change the use of existing doctors surgery to new dwelling with alterations to roof to provide 3 No. bedrooms and ground floor alterations at 14 Plantation Terrace Fochriw Bargoed CF81 9JR	Awaiting amended plans.
18/0842/FULL 07.12.18	Erect detached dwelling at Land Adjoining Ty'n Derwen White Hart Machen Caerphilly CF83 8QQ	Subject to further discussion and consideration.

18/0893/FULL 15.10.18	Erect 3 No. detached dwellings with detached garages and off street parking at Former Newbridge Clinic Ashfield Road Newbridge Newport NP11 4QW	Awaiting additional information.
18/0925/FULL 25.10.18	Construct a new dormer bungalow and a double garage along with access and ancillary works at Land At Ty Isaf (Adjacent To Underwood Bungalow) Caerphilly Road Ystrad Mynach Hengoed CF82 7EP	Subject to further discussion and consideration.
18/0930/NCC 25.10.18	Vary condition 03 (time period) of planning consent 10/0550/OUT (Re-develop the site for a mixed use development including housing, employment (B1 Use) and community use with associated open space and infrastructure) to extend the period of time for the submission of reserved matters at Former BSW Saw Mills, The Timber Yard, Commercial Street, Senghenydd, Caerphilly, CF83 4AE	Subject to further discussion and consideration.
18/0950/RET 15.11.18	Retain imported material and change of use of land to additional residential amenity area for existing dwelling at 1 Viaduct View Court, Victoria Road, Maesycwmmmer, Hengoed, CF82 7GX	Subject to further discussion and consideration.
18/0981/FULL 15.11.18	Erect two storey extension with balcony to rear and alterations to conservatory roof at 1 Penywaun Lodge Heol Fawr Nelson Treharris CF46 6PL	Considering additional information.
18/1009/FULL 26.11.18	Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in relation to planning consent 14/0239/NCC (Vary condition 3 of 09/0688/OUT (Erect residential development) to extend the time period for the approval of reserved matters) at Land At Grid Ref 320738 198125 Albertina Road Treowen	Subject to further discussion and consideration.
18/1019/OUT 24.01.19	Erect two detached dwellings and seek approval of access at Land At Grid Ref 320814 198150 Fflorens Road Treowen	Subject to further discussion and consideration.

18/1032/FULL 29.01.19	Erect single storey extensions to rear and side at Martindale Pennar Lane Pentwyn-mawr Newport NP11 4GY	Subject to further discussion and consideration.
18/1048/FULL 10.12.18	Demolish existing two storey extension and replace with a part two storey and part single storey extension at Ffald Gerrig Cottage Rudry Road Rudry Caerphilly CF83 3DD	Subject to further discussion and consideration.
18/1074/FULL 13.02.19	Erect 2 No. semi detached dwellings at Plot 10 46 Gelynos Avenue Argoed Blackwood	Subject to further discussion and consideration.
18/1077/FULL 27.02.19	Demolish an existing office building and construct 42 affordable housing apartments together with a ground floor retail unit and associated external works and parking at Llys Ifor Crescent Road Caerphilly	Subject to further discussion and consideration.
18/1080/OUT 27.02.19	Erect up to 8 No. dwellings with associated works At Land At Grid Ref 317561 196510 Libanus Road Blackwood	Subject to further discussion and consideration.

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Agenda Item 10

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. Sols asked for completion statement sent. Chased.
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	Sent draft Agreement for approval. Advised Sols slight amendment required.
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	Sent draft to Sols.
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. Chased. No change. Asked Planning for advice.

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	New instruction. Waiting for advice on title from planning and LEAP/POS info.
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	In discussions about the draft.
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	Trying to resolve leisure clauses. Waiting for confirmation from Planning. Chased.
18/0415/OUT 08.05.18	Erect residential development of up to 14 apartments, of total floor area less than 1,000 sqm, and associated access, car parking, engineering and landscape works, including car parking for the existing guest house at Land At Grid Ref 314932 189096 (Adjacent To Y Fron) Pwllypant Roundabout To Coed-Y-Brain Roundabout Pwllypant Caerphilly	New Instructions.
18/0988/OUT 19.11.18	Erect two detached properties with public off street parking and turning area Land At Grid Ref 311602 191525 Graig Terrace Senghenydd	New Instructions. Requested Sols details.
18/1005/FULL 23.11.18	Erect 55 unit residential development with associated landscaping and play provision at Land At Former Bedwellty Comprehensive School Pengam Road Aberbargoed	New Instructions. In discussions over draft.
18/0444/FULL 14.05.18	Construct two social rented units and one market house at The Rectory High Street Nelson Treharris	Solicitors said will let me have title soon.
18/0941/NCC 31.10.18	Vary Condition 2 (Approved Plans) of planning consent 18/0152/FULL (Demolish existing house/associated structures and erect eight dwellings and associated works) at Gelli Pystyll Farm Elm Drive Ty Sign Risca	Requested solicitors details

18/1059/NCC 17.12.18	Vary condition 2 of planning consent 15/0252/OUT (Erect residential development, public open space, landscaping, highway improvements and associated engineering works with all matters reserved except for access) granted on appeal reference APP/K6920/A/15/3137884 to extend the period for the submission of reserved matters by a further three years at Land At Gelli Farm Tredegar Road Cwmgelli Blackwood	Requested title.
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Agenda Item 11

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
18/0013/LB 18/0178/LBC	Mr N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Retain and complete works to install new entrance gates and install flue pipe and storm cap to existing chimney breast to allow for installation of a wood burner at Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	08/11/18
18/0019/REF 18/0123/FULL	Studio Developments Ltd C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Construct three dwellings and external works on Land At Grid Ref 321036 188882 Rhyd Y Gwern Lane (South Of Clos Trefeddyg) Machen	29/11/2018
19/0002/REF 18/0478/FULL	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) at Texaco Mabon Filling Station Heol Mafon Nelson Treharris CF46 6PE	24/01/2019

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
18/0014/LB 18/0422/LBC	Install chimney flue and storm cap to existing chimney breast within the living room to allow for a wood burner to be installed at Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	Dismissed 14/02/2019	DEL
18/0015/REF 18/0421/FULL	Install chimney flue and storm cap to existing chimney breast within the living room to allow for a wood burner to be installed at Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	Dismissed 14/02/2019	DEL
18/0017/REF 18/0084/RET	Retain extension to material recycling facility to include biomass boiler and chimney flue at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Allowed 13/02/2019	COMM
18/0018/REF 17/0723/FULL	Construct four linked dwellings with associated ground and access works at 1st Oakdale Scout Group Oakdale Scout Hall Kincoed Road Oakdale	Dismissed 12/02/2019	COMM
19/0001/REF 18/0690/RET	Retain raised decking and erect summerhouse at 10 Cae Ffynnon Caerphilly CF83 2UT	Allowed 18/02/2019	DEL