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

Date: 10th July 2019

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 17th July, 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 19th June 2019. 1 - 6

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

- 4 Code No. 17/0971/NCC - Gelliargwellt Farm, Gelligaer Road, Gelligaer. 7 - 20
- 5 Code No. 18/1079/FULL - Land at Grid Ref 312302 188899, Bronmynydd, Abertridwr. 21 - 32
- 6 Code No. 19/0021/RET - Nantgledyr, 231 Bedwas Road, Caerphilly. 33 - 40
- 7 Code No. 19/0045/FULL – Land adjacent to The Cotts, 86 Penallta Road, Ystrad Mynach, Hengoed. 41 - 48
- 8 Code No. 19/0275/NCC – Waste Transfer Station, Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer. 49 - 60
- 9 Code No. 19/0245/FULL – 6 Cae Canol, Hengoed. 61 - 68
- 10 Code No. 19/0276/NCC – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer. 69 - 84
- 11 Code No. 19/0277/RET – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer. 85 - 92
- 12 Code No. 19/0331/FULL – Claremont, Southend Terrace, Pontlottyn, Bargoed. 93 - 98
- 13 Code No. 19/0360/RET – 64 Cae Collen, Blackwood. 99 - 108
- 14 Code No. 19/0453/FULL – Grove Lodge, High Street, Blackwood. 109 - 116
- 15 Planning Enforcement Charter. 117 - 126

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

- 16 Applications determined by delegated powers. 127 - 142
- 17 Applications which are out of time/not dealt with within 8 weeks of date of registration. 143 - 146
- 18 Applications awaiting completion of a Section 106 Agreement. 147 - 148
- 19 Appeals outstanding and decided.

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, 19TH JUNE 2019 AT 5:00PM

PRESENT:

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

Councillors:

Mrs E.M. Aldworth, C. Andrews, A. Angel, M. Davies, J.E. Fussell, A.G. Higgs, A. Hussey, B. Miles, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting.

Together with:

T. Stephens (Planning Services Manager), R. Kyte (Head of Planning and Regeneration), R. Crane (Solicitor), L. Cooper (Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), C. Boardman (Principal Planner), C. Powell (Principal Planner), A. Pyne (Senior Planner) and E. Sullivan (Committee Services Officer).

And:

Councillor E. Stenner – Cabinet Member for Environment and Public Protection

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. Bevan, R.W. Gough, D. Hardacre, Mrs G.D. Oliver and T.J. Williams

2. DECLARATIONS OF INTEREST

A declaration of interest was received from Councillor B. Miles in relation to Agenda Item No. 6, Code No. 19//0365/COU details are minuted with the respective item.

3. MINUTES – 22ND MAY 2019

It was moved and seconded that the minutes of the meeting held on the 22nd May 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 22nd May 2019 be approved and signed as a correct record.

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

4. ITEM CODE NO. 18/0964/FULL – LAND ADJACENT TO TINYDDFA LODGE, MILLBROOK ROAD, SPRINGFIELD, PONTLLANFRAITH, BLACKWOOD, NP12 2AL.

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

RESOLVED that: -

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with an 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 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 circumstances where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed the regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. The applicant's attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

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

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

It 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.

5. CODE NO. 19/0244/OUT – LAND AT GRID REF 320814198150, FFLORENS ROAD, TROWEN.

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.

Councillor J. Taylor wished it noted that as he had not been present for the whole of the debate he had not taken part in the vote.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, the Council Ecologist, the Senior Arboricultural Officer;
- (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 7626848.

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

6. CODE NO. 19/0365/COU – JOHN DAVIES AND SONS, SALEM CHAPEL, HIGH STREET, NELSON, TRESHARRIS, CF46 6EU.

Councillor B. Miles declared a personal prejudicial interest in that having been asked to represent objectors to the application she had a closed mind, but would address the committee as Local Ward Member.

Councillor B. Miles spoke on behalf of residents in objection to the application and left the Chamber immediately following her statement and was not present for the debate or decision. Mr John Davies the applicant spoke in support.

It was noted that the above application had been subject to a site visit which was held on 18th June 2019.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of the Head of Public Protection;
- (iii) the applicant be advised that the 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 .

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

7. CODE NO. 19/0049/RM – LAND NORTH OF HENDREDENNY DRIVE, HENDREDENNY, CAERPHILLY.

Councillor L. Whittle spoke in objection to the application and Mr E. Davies, the Applicant's Agent spoke in support of the application.

The Planning Services Manager confirmed that since the production of the report further letter of objection had been received from Assembly Member Hefin David, the comments contained therein referred to matters already addressed at the outline stage and cannot be revisited.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by a show of hands and in noting there were 6 against this was agreed by the majority present.

RESOLVED that subject to the conditions contained in the Officer's report and the following additional conditions this application be granted.

Additional Condition (10)

Notwithstanding the submitted plans, no works on the estate road construction shall commence on site until after full engineering details of the road layout with sections, street-lighting and surface water drainage etc have been submitted to and approved in writing with the Local Planning Authority. The engineering design details shall include for the shared cycleway link located in the north eastern corner of the development and include its connection onto the existing cycleway infrastructure.

Reason

In the interests of highway safety and in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Condition 11

Notwithstanding the submitted plans, no works shall commence on any retaining structures which affects the support of the proposed highway (estate road) until full engineering details and structural calculations, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose have been submitted to and approved by the Local Planning Authority. Following construction of the approved retaining structure, additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied prior to beneficial occupation of the approved development.

Reason

In the interests of highway safety and in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Condition 12

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

Reason

To ensure that adequate parking is available at all times in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Condition 13

Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order or any Order revoking or re-enacting that order with or without modification no gates, fences, walls or other means of enclosure shall be erected across or adjoining any driveways at the properties hereby approved.

Reason

To ensure that adequate parking is available at all times in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Condition 14

Rainwater run-off shall not discharge onto the proposed estate road or into the highway surface-water drainage system.

Reason

In the interests of highway safety and in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

8. CODE NO. 19/0287/FULL – FIRBECK, ROYAL OAK, MACHEN, CAERPHILLY, CF83 8SN.

The Planning Case Officer confirmed that since the production of the report a further consultation on revised plans had concluded. An additional letter of objection had been received in relation to that consultation which raised privacy concerns and matters previously raised and addressed in the Officer's report.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the proposed development lies within 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 7626848.

Further information is also 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 roost are protected even 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/ECC 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 of the Council's Land Drainage Officer.

9. CODE NO. 19/0322/RET – LAND AT GRID REF 320304186681, R/O HAVEN HILL, MAENLLWYD TO YEW TREE COTTAGE, RUDRY

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 subject to the conditions contained in the Officer's report this application be granted.

10-13. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 18.45pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 17th July 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
17/0971/NCC 13.11.2017	Bryn Aggregates Ltd Mr A Price C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Vary condition 18 of planning permission 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to enable the variation of the approved restoration scheme details to reflect the positioned earth bund and landscaping Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The site is located at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer. The farm is a dairy farm with land between Treharris, Nelson and Gelligaer. An anaerobic digestion facility, a materials recycling facility and a small quarry are also located within the farm unit.

Site description: The site comprises land at Bryn Quarry, a small sandstone quarry that has been developed at the farm over a number of years. The land has consent for the winning and working of minerals and for the restoration of the site by infilling with inert waste. The approved restoration scheme involved retaining earth bunds on the perimeter of the quarry and creating a domed profile to assist in draining the restored landform.

Permission was recently granted, (Council reference 17/0973/FULL) subject to the successful conclusion of a legal agreement, to realign the bunds around the quarry so that they are located further from the quarry rim. Works have already commenced on the bund construction and that application included land adjacent to the quarry that was previously in agricultural use but which has been disturbed by works to construct an earth bund. The agreement has not been completed yet.

Cont....

Application No. 17/0971/NCC Continued

Development: Permission is sought to vary the restoration scheme for Bryn Quarry to take into account the resolution to grant permission for the realignment of the bund. If that permission is implemented the approved restoration scheme for the quarry (under reference 12/0570) could no longer be achieved. This application seeks to provide a revised restoration scheme to ensure that the restoration of the quarry is consistent with the restoration of the land between the quarry and the realigned bund, and that it is restored to agricultural use in a satisfactory manner.

Dimensions: The site area extends to 19 hectares.

Materials: Not applicable.

Ancillary development, e.g. parking: The application is linked to the proposed re-siting of an earth bund that was approved on 15 August subject to conditions and a legal agreement.

PLANNING HISTORY 2005 TO PRESENT

12/0570/FULL - Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works - Granted 13.08.13.

17/0973/FULL - Retain and formation of a repositioned approved earth bund, landscaping and associated works - Not yet determined (awaiting the completion of a Section 106 agreement).

POLICY

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

Site Allocation: The site is outside settlement boundaries and is not allocated for any purpose. It is within a Special Landscape Area (SLA) (Policy NH1.3) and a sandstone safeguarding area.

Policies: SP5 Settlement Boundaries, SP6 Place Making, SP8 Mineral Safeguarding, CW2 Amenity, CW4 Natural Heritage Protection, CW5 Water Environment, CW15 Locational Constraints, CW22 Mineral Safeguarding, CW23 Mineral Site Buffer Zones.

NATIONAL POLICY Planning Policy Wales, December 2018.

Cont....

Application No. 17/0971/NCC Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required?No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield but no built development is proposed.

CONSULTATION

Transportation Engineering Manager - The following conditions should be attached to any permission granted.

The maximum volume of stone exported from the site shall not exceed 400 tonnes a day. Records of the volume of stone exported from the site shall be kept by the quarry operator shall be made available to the LPA on request.

The maximum volume of waste material for fill imported to the site shall not exceed 200 tonnes a day. Record of the volume of fill imported to the site shall be kept by the quarry operator and shall be made available to the LPA on request.

No vehicle shall enter the public highway unless its wheels and chassis have been cleaned to prevent material being deposited on the highway.

A maximum of 3 vehicles laden with materials extracted under this permission shall leave the site and enter onto the B 4254 during each of the following time periods during school term time:- 08:10-09:10 hours, 11:55-12:55 hours, and 15:15-16:00 hours.

No loaded lorries shall leave the site and travel along the public highway unless sheeted, with the exception of those carrying stone larger than 500mm.

Reasons:

In the interests of highway safety.

Head Of Public Protection - No objection is raised in principle subject to conditions relating to dust mitigation, hours of operation and noise mitigation.

Cont....

Application No. 17/0971/NCC Continued

Senior Engineer (Land Drainage) - The site is within an area susceptible to ground and surface water flooding and within 20 metres of a watercourse. The following condition should be imposed

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 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 that the development is served by an appropriate means of drainage.

Rights Of Way Officer - Four public rights of way in the vicinity and an advisory note should be sent with any consent granted to remind the owner about the requirement to maintain public access and safety at all times.

CADW - Having considered the information provided with this planning application Cadw considers that the proposed development would not cause damage to the setting of any scheduled monument and, therefore, raises no objection.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a press notice, site notices posted in four locations near the site and by letters to 150 properties in Penybryn and Gelligaer.

Response: Two letters of objection and a petition signed by 72 residents of Penybryn, Gelligaer, Cascade, Fleur De Lis, Penpedairheol, Oakdale and Cefn Hengoed have been received.

Summary of observations: The representations raise the following concerns:-

- Dust.
- Disturbance.
- Noise.
- Visual impact.
- Air pollution.
- Landscape impact.
- Blasting.
- Damage to houses.
- Retrospective application.

Cont....

Application No. 17/0971/NCC Continued

- Dirt on roads.
- The bund should be kept close to the quarry.
- No further permissions should be granted without concrete roads for 100m from the entrance and a wheel wash at the exit.
- The entrance should be gated.
- Smells.
- Noise from vehicles on site.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. No built development is proposed.

ANALYSIS

Policies: Planning applications must have regard to the development plan unless material considerations indicate otherwise. The main considerations in this case are as follows:

The principle of the development (CW15)

The principle of the winning and working of minerals has been established by the grant of planning permission reference 12/0570/FULL, which is still a valid permission. This application seeks to amend the approved restoration scheme so that it is consistent with changes brought about by the relocation of the perimeter bunds (application reference 17/0973/FULL). Therefore the proposals are acceptable in principle.

Cont....

Application No. 17/0971/NCC Continued

Amenity (CW2)

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

The revised restoration proposals would have a positive impact on the amenity of the local area. It would not cause any greater impact in terms of noise and dust on the residential areas of Penybryn and Gelligaer.

Visual and landscape impact (SP6, CW4)

The site lies within NH1.3 SLA Mynydd Eglwysilan. Policy CW4 states that development proposals will be permitted where they conserve and where appropriate enhance the distinctive or characteristic features of the SLA. The proposed landscaping scheme will help do that.

Impact on nature conservation interests (CW4)

The quarry site area is the same as for the 2012 application but the bund is moved to position approved in respect of the 2017 application. The amendment to the restoration scheme would not have any greater impact on Waun Rhydd Site of Importance for Nature Conservation (NH3.53) to the north east of the site or Nelson Bog SSSI to the south than the approved scheme. The section 106 agreement associated with the consent for the bund is required in order to secure the proposed peat mitigation measures, to secure monitoring of water levels within the SINC and to set trigger levels for further mitigation to protect the characteristic features of the SINC. This may include financial measures, for example a bond, to ensure that the peat mitigation measures can be completed if, for some reason, the operator fails to comply. As the current application relates to the bund in its new position, the recommendation to approve set out below is subject to the same legal agreement being completed. Also, this proposal raises a condition on a previous approval in all of the previously applied conditions are imposed.

Comments from Consultees: The comments from consultees are set out above and have been taken into account in the recommendation and conditions.

Comments from public: The issues raised by local residents have been taken into account in the recommendation where they are material planning considerations.

Cont....

Other material considerations:

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

RECOMMENDATION (A) that the application is DEFERRED to allow the applicants to enter into a Section 106 Agreement as set out above (B) On completion of the Agreement, that planning permission is GRANTED.

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents: BAL-NSB-2016-012 Rev A Proposed Revised Screening Bund, BAL-NSB-2016-014 Proposed Revised Screening Bund, BAL-NSB-2016-002 Rev Q Proposed Revised Screening Bund.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) The development shall be carried out in accordance with the following approved plans and documents: Plans and documents attached to the agent's email of 6 October 2018
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Extraction of minerals shall cease by 31 December 2022 and restoration shall be completed by 31 December 2030.
REASON: The permission relates to temporary development and to ensure that the site is restored in a timely manner.
- 04) The maximum volume of stone exported from the site shall not exceed 400 tonnes a day. Records of the volume of stone exported from the site shall be kept by the quarry operator and shall be made available to the Local Planning Authority on request.
REASON: In the interests of highway safety and general amenity in accordance with Policy CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 17/0971/NCC Continued

- 05) The maximum volume of waste material for fill imported to the site shall not exceed 200 tonnes a day. Records of the volume of fill imported to the site shall be kept by the quarry operator and shall be made available to the Local Planning Authority upon request.

REASON: In the interests of highway safety and general amenity in accordance with Policy CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) Nothing other than clean, dry, non putrescible waste material shall be deposited at the site.

REASON: To ensure the effective restoration of the site to the proposed aftercare in accordance with Policy CW2, CW4 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 07) Except in emergencies to maintain safe quarry working the winning and working and processing of stone and the tipping of inert waste shall not be carried out at the site except between the following times:-

07.00 to 19.00 hours Monday to Friday and

07.00 to 13.00 hours Saturdays.

b) No operations other than environmental monitoring and water pumping shall take place at the site on Sundays or Bank or Public Holidays.

c) No blasting shall take place except between the hours of 10.00 and 16.00 hours Monday to Friday.

The site may be open for the tipping of inert waste by utility providers and their contractors outside the stated hours for a maximum of 40 occurrences per calendar month, including those occurrences permitted by Caerphilly County Borough Council planning permission 19/0275/NCC. Records of vehicles entering the site outside the stated hours shall be kept and shall be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the date and hours of operation that have occurred outside of the stated hours.

REASON: To protect the amenity interests of local residents in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 08) No vehicle shall enter the public highway unless its wheels and chassis have been cleaned to prevent material being deposited on the highway.

REASON: In the interests of highway safety and to prevent mud being deposited on the highway in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 17/0971/NCC Continued

- 09) A maximum of three vehicles laden with minerals extracted under this permission shall leave the site and enter onto the B4254 during each of the following time periods during school term time:-
08.10 - 09.10 hours, 11.55 - 12.55 hours, and 15.15 - 16.00 hours.
REASON: In the interests of highway safety and general amenity in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) Blasting shall be designed so that the ground vibration measured as peak particle velocity (PPV) in any one of three orthogonal planes shall not exceed 4mm per second in 95% of all blasts carried out over any six month period and no individual blast shall exceed a PPV of 8mm per second as measured at any sensitive receptor.
REASON: To safeguard amenity interests in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) No blasting shall take place except in accordance with a scheme specifying monitoring locations, the monitoring equipment to be used and the presentation of results which shall be submitted to and approved by the Local Planning Authority before the development commences. The results of such monitoring shall be held at the quarry and be made available for inspection by the Local Planning Authority at reasonable times with copies being supplied to the Local Planning Authority upon request.
REASON: To enable the effects of the development to be effectively monitored for the duration of the development in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) No quarrying operations shall take place until a scheme and programme for the suppression of dust has been submitted to and approved by the Local Planning Authority. The scheme shall include:-
a) the suppression of dust caused by the moving and storage of soil, overburden, stone and other materials within the site,
b) dust suppression on haul roads,
c) dust arising from blasting.
The scheme shall be implemented and complied with at all times once approved.
REASON: In the interests of amenity in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 17/0971/NCC Continued

- 13) No quarrying operations shall take place until a scheme and programme for the suppression of dust has been submitted to and approved by the Local Planning Authority. The scheme shall include:-
- a) the suppression of dust caused by the moving and storage of soil, overburden, stone and other materials within the site,
 - b) dust suppression on haul roads,
 - c) dust arising from blasting.
- The scheme shall be implemented and complied with at all times once approved.
REASON: In the interests of amenity in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) The development hereby permitted shall not be commenced until such time as a scheme for monitoring of groundwater over a 12 month period has been submitted to and approved by the Local Planning Authority. The scheme shall be supported by detailed calculations and it shall include a maintenance programme and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or as may be agreed in writing with the Local Planning Authority.
REASON: To obtain a full 12 months of groundwater level monitoring results which should be used to gain an understanding of the seasonal variation of the groundwater levels and the likely volume of dewatered water from the quarry for the design of the surface water treatment and settlement lagoons in accordance with Policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) The development hereby permitted shall not be commenced until such time as a scheme to agree details of the surface water treatment and settlement lagoon has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved.
REASON: To ensure that the new surface water treatment and settlement lagoons are able to cope with the additional volumes of water from the dewatering of the quarry extension area in accordance with Policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 17/0971/NCC Continued

- 16) The development hereby approved shall not be commenced until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.
REASON: The Severn River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition the impact could cause deterioration of a quality element to a lower status class and or prevent the recovery of and or cause the deterioration of a protected area namely the Nelson Bog which is considered a SSSI in accordance with Policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Site clearance operations that involve the destruction and removal of vegetation, including felling clearing or removal of trees and shrubs or hedgerows shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority prior to their removal/felling/clearing to ensure that breeding birds are not adversely affected.
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 Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of bat roosts and nesting provision for birds shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the removal of trees and shrubs from the site.
REASON: To provide additional roosting for bats and nesting provision for birds as a biodiversity enhancement, in accordance with paragraph 5.2.8 of Planning Policy Wales (2010), paragraph 1.4.3 of TAN 5 (2009) and Section 40 of the Natural Environment and Rural Communities Act 2006 in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 19) The site shall be restored in accordance with the details set out in the application subject of this approval within 12 months of the completion of tipping operations to final contours or their earlier permanent cessation.
REASON: To ensure the satisfactory restoration of the site in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 17/0971/NCC Continued

- 20) Within three months of the completion of operations or their earlier permanent cessation, an aftercare scheme detailing such steps as may be required to bring the land to a condition suitable for the proposed agricultural after use shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of
- a. tree planting,
 - b. cultivation, seeding and management of grassland in accordance with the rules of good husbandry,
 - c. fertiliser and lime application based on soil analysis,
 - d. grazing management,
 - e. field water supplies,
 - f. ditch, water course and piped ditch systems to control surface run-off and prevent erosion,
 - g. provision for an annual formal review to consider the operations that have taken place during the preceding 12 months and the programme of management for the next 12 months. The parties to this review shall include the mineral operator, the site owner, the Local Planning Authority and the Welsh Government Agriculture Department,
 - h. at least four weeks before the date of each review the operator shall provide the Local Planning Authority with a record of the management and operations covered by the review.
- REASON: To ensure satisfactory aftercare takes place in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 21) Aftercare shall be carried out in accordance with the scheme approved under Condition 19) above for a minimum period of five years.
REASON: To provide for satisfactory aftercare in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 22) Prior to the commencement of the development a landscaping scheme, including planting details, 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 commencement 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 Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 17/0971/NCC Continued

- 23) Within three months of the commencement of the development hereby approved, a Landscape Management Plan shall be submitted for the approval of the Local Planning Authority. The Landscape Management Plan shall set out details of:
- a) long term design objectives,
 - b) management responsibilities, and
 - c) maintenance schedules.

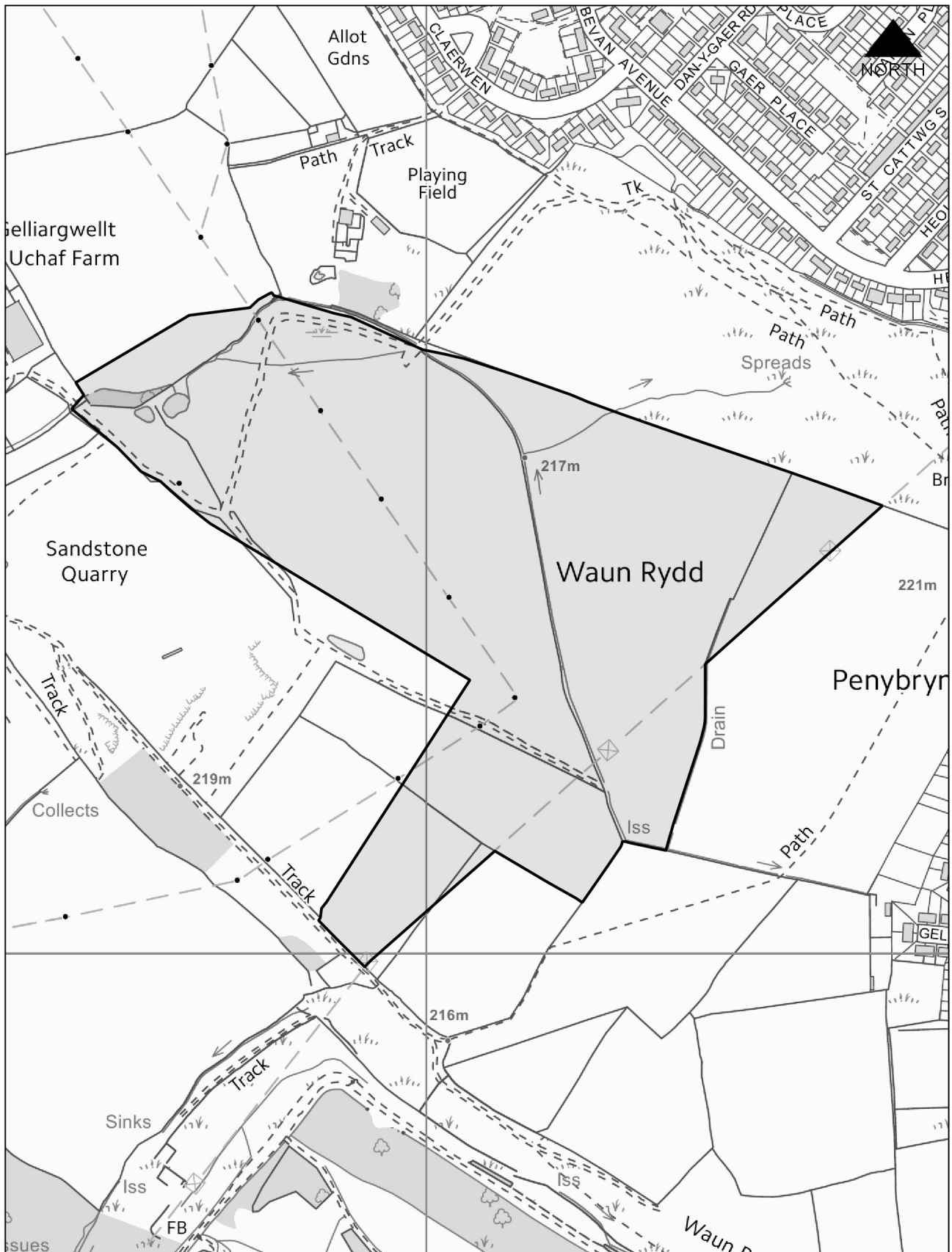
The approved Landscape Management Plan shall be implemented throughout the development.

REASON: To ensure the satisfactory maintenance of the phased and final restored landscape in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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: SP5 Settlement Boundaries, SP6 Place Making, SP8 Mineral Safeguarding, CW2 Amenity, CW4 Natural Heritage Protection, CW5 Water Environment, CW15 Locational Constraints, CW22 Mineral Safeguarding, CW23 Mineral Site Buffer Zones.

The applicant is reminded that it is an offence to obstruct a public right of way. There are several public rights of way in the area of this application which must remain available for use and the safety of users of the footpath must be maintained at all times.. The planning permission does not authorise the stopping up or diversion of the rights of way. The rights of way may be stopped up or diverted by Order under section 257 of the Town and Country Planning Act 1990, provided that the order is made before the development is carried out. If the right of way is obstructed before the Order is made, the order cannot proceed until the obstruction is removed.



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1079/FULL 20.12.2018	Broadoak International Investments Ltd Mr P Purnell 11 Coed - Y-Pica Abertridwr Caerphilly CF83 4ET	Erect one dwelling Land At Grid Ref 312302 188899 Bronmynydd Abertridwr Caerphilly

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Land At Grid Ref 312302 188899, Bronmynydd, Abertridwr, Caerphilly.

Site Description: The application site is a broadly 'L' shaped land parcel located to the east of number 31 Bronmynydd and located to the south at a higher level than a row of semi detached properties 23-30 Bronmynydd (evens only). The application site is at present an area of grassed land which rises sharply to the south.

Development: Erect one three bedroom dwelling.

Dimensions:

The footprint of the dwelling measures approximately 10 metres by 10 metres and has an overall height of 8.5m.

Materials:

Walls: Smooth Render painted cream.

Roof: Mini Stonewold Tiles in a slate grey colour.

Ancillary development, e.g. parking: Provision of private drive, retaining wall and replacement steps/ramp arrangement.

PLANNING HISTORY 2005 TO PRESENT

P/05/1664 - Erect five dwellings - Granted - 15.02.2006.

07/0069/FULL - Erect one detached dwelling - Granted - 08.03.2007.

Cont....

Application No. 18/1079/FULL Continued

11/0108/FULL - Renew Planning Permission P/05/1664 for non-compliance with condition to begin works within five years - Granted - 23.04.2013.

POLICY

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

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

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Building Better Places to live).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Aber Valley Community Council - Query the pedestrian access to the top row of Bronmynydd and who is going to be responsible for the pedestrian access in the future.

Principal Valuer - No comments.

Head Of Public Protection - No objection subject to conditions to control noise and dust during construction.

Cont....

Application No. 18/1079/FULL Continued

Dwr Cymru - No objection.

Ecologist - Has viewed the proposed location and can confirm that the area has the potential to support both breeding birds and reptiles due to the habitat present on site. Recommend planning conditions in relation to these matters.

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

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and 16 neighbour notification letters were sent.

Response: Four representations have been received.

Summary of observations:

- Loss of Privacy.
- Loss of View.
- Property Devaluation.
- Disruption to residents during construction and afterwards.
- Impact on Wildlife.
- Loss of light/overshadowing.
- Increased traffic.
- Overdevelopment.
- Could destabilise our boundary wall.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

Cont....

Application No. 18/1079/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The application site is within the Lower Viability area for CIL which is zero rated for residential development.

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 and the visual appearance of the development on the character of the area.

The principle of development is considered acceptable with the application site being located within the Settlement Boundary as outlined under adopted Local Development Plan Policy SP5 (Settlement Boundaries) which defines the area within which development would normally be allowed, taking into account material planning considerations. The application site has previously been granted consent (now lapsed) for a dwelling (07/0069/FULL) which was set back further south but was a three-storey dwelling being higher than the dwelling proposed in the current application.

The proposed dwelling would be located to the east of number 31 Bronmynydd which at present is the last dwelling in the row of properties. The new dwelling would continue the general building line of Bronmynydd and whilst its design would be different to the existing dwellings the appearance of the dwelling is considered to be acceptable. The development would accord with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. The properties to the north are located at a substantially lower level than the application dwelling due to the natural topography. The relationship between the proposed dwelling and those dwellings below would be broadly similar to that of dwellings on either side of the lower street Bronmynydd and it is noted that many properties within the locality are located at different levels due to the natural topography. The separation distance between windows in the proposed dwelling and the existing properties on Bronmynydd would be in excess of 21 metres and noting the topography is considered acceptable. The proposed access road would include a pedestrian footway on the northern side and it is considered appropriate to require a 1.8m high privacy fence on the northern side of the access road to restrict elevated overlooking from the new footway and road to the existing properties on the northern side of Bronmynydd.

Cont....

Application No. 18/1079/FULL Continued

There would be no unacceptable impact from the proposed development to the existing residential property to the west (31 Bronmynydd). The development would have an acceptable impact on the existing levels of amenity of all surrounding residential properties according with adopted Local Development Plan Policy CW2 (Amenity).

The Highway Authority have considered the development and offer no objections subject to planning conditions to provide suitable access and parking arrangements. The development accords with Policy CW3 (Highways).

Comments from Consultees:

To facilitate the proposed development an existing set of pedestrian steps within the applicant's ownership, located at the end of the existing street will be removed and the proposed plans include the provision of a new stepped and ramped arrangement. The Community Council has queried about the future ownership of the steps and their maintenance. The applicant has indicated that they would be willing to gift the steps to the Local Authority, however as the existing steps are within private ownership it is considered that this would require discussions with the Council outside of the planning system and does not preclude the approval of this planning application. A planning condition is proposed to require the new steps to be provided prior to the occupation of the new dwelling.

Comments from public:

- Loss of light/overshadowing.
- Loss of Privacy.

The new dwelling would have a similar separation distance and difference in levels to those existing dwellings within the top road of Bronmynydd and those properties in the road below. The separation between habitable room windows exceeds 22 metres and is considered that there will be no unacceptable overlooking introduced by the proposed development. There will be no unacceptable impact in terms of loss of light or overshadowing to existing residential properties.

- Loss of View.
- Property Devaluation.

These are not material planning considerations.

Cont....

Application No. 18/1079/FULL Continued

- Disruption to residents during construction and afterwards from new dwelling.

The Environmental Health Officer has raised no objections to the proposed development and the limited construction period associated is not expected to cause unacceptable disruption. There are conditions proposed to require details of dust and noise mitigation during construction. The proposed dwelling will have an acceptable impact on neighbour amenity.

- Impact on Wildlife.

The Council's Ecologist has recommended planning conditions requiring a reptile survey to be carried out prior to works commencing and restrictions on site clearance during the bird breeding season.

- Increased traffic.
- Overdevelopment.

Noting the limited scale of the application the proposed development will not lead to a material increase in the general traffic levels within the locality. It is not considered that the proposal would result in overdevelopment.

- Could destabilise our boundary wall.

This would be a matter for the developer to address in undertaking the development works.

Other material considerations:

Members are advised that the applicant has submitted a separate planning application (18/1090/FULL) for a further four dwellings to the east of the current application on land which has previously been subject to planning consent for residential development. This application is still under consideration and it is proposed to bring this application before Members at a later date.

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

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 18/1079/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Site Layout Plan, drawing reference 1350/02 revision A, received 07.03.19;
 - Proposed Cross Sections, drawing reference 1350/03, received 20.12.18
 - Proposed Drainage Layout, drawing reference 1350/04, received 20.12.18
 - Proposed Elevations, drawing reference 1350/05 revision A, received 07.03.19;REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) The 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.

Cont....

Application No. 18/1079/FULL Continued

- 05) No development or site or vegetation clearance shall take place until a detailed reptile survey has been carried out and the results of the survey, including an impact assessment, and if necessary details of any proposed mitigation measures, have been submitted to and approved by the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.
REASON: 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.
- 06) Prior to the occupation of the dwelling hereby permitted details of the means of enclosing the site shall be submitted to and agreed in writing by the Local Planning Authority; those details shall include a privacy screen of 1.8 metres in height to the northern side of the proposed private road between numbers 23 to 29 Bronmynydd. The privacy screen shall be installed prior to the occupation of the dwelling and the development shall be completed and maintained thereafter in accordance with the agreed details.
REASON: In the interest of visual amenity and residential privacy in accordance with policies SP6 and CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Prior to the occupation of the dwelling hereby approved the replacement step/ramps detailed on drawing reference 1350/02 revision A shall be constructed and made available for use.
REASON: To ensure suitable replacement pedestrian access for existing residents is provided in the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) 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.
- 09) The proposed private driveway serving the property shall have a maximum gradient of 1 in 8, 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 No. 18/1079/FULL Continued

- 10) The building shall not be occupied until the area indicated for the parking of vehicles (comprising of a minimum of three parking spaces) serving the dwelling 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.
- 11) The proposed parking area serving the dwelling shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc is not carried on to the public highway.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) 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.
- 13) 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.
- 14) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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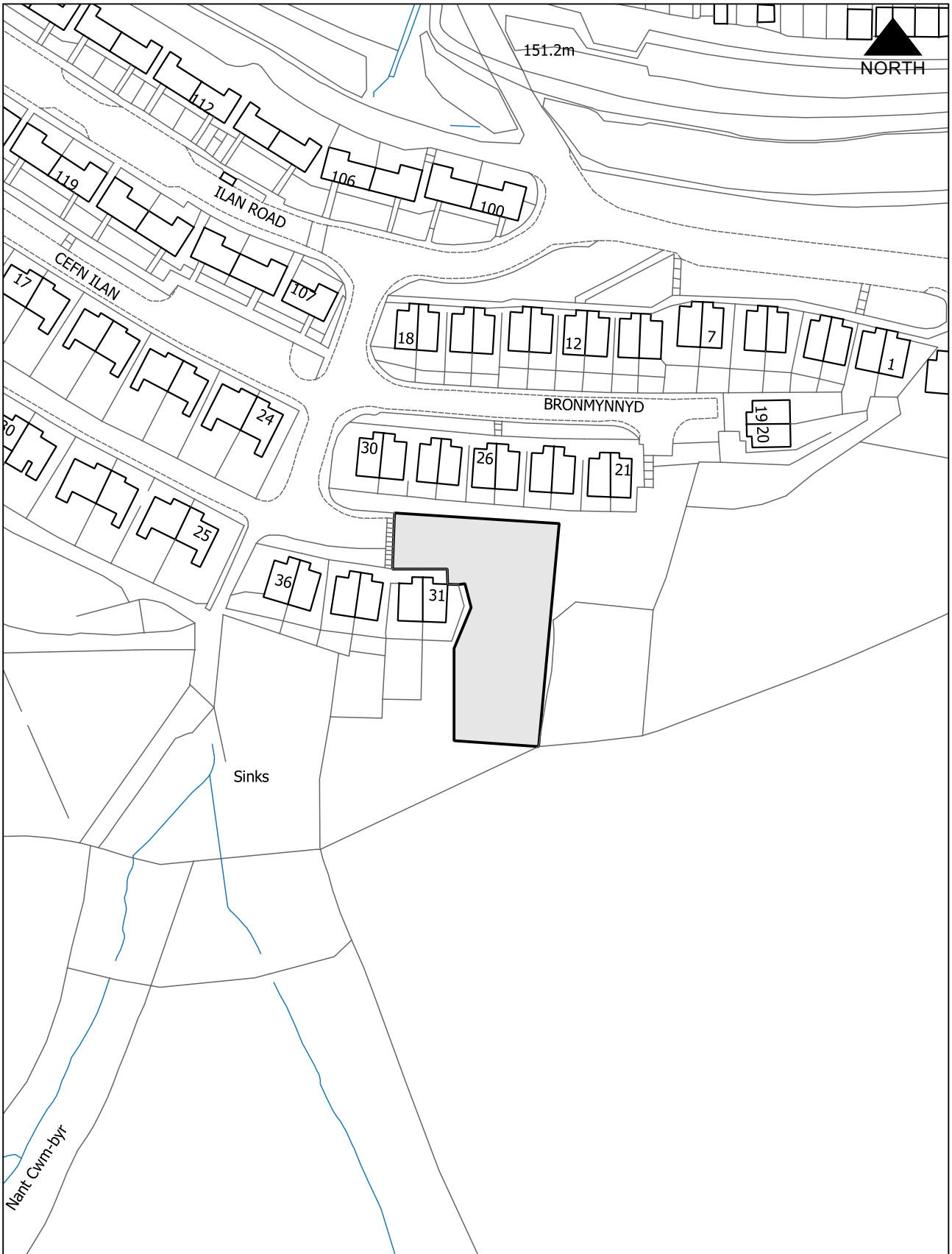
Application No. 18/1079/FULL Continued

- 15) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

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

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Head of Public Protection 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
19/0021/RET 21.01.2019	Mr D Walker Nantygledyr 231 Bedwas Road Caerphilly CF83 3AR	Retain and complete the sub-division of one dwelling to create two dwellings Nantygledyr 231 Bedwas Road Caerphilly CF83 3AR

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Bedwas Road.

Site description: The application site comprises of a large detached bungalow within a large site. The bungalow is largely a long rectangular shape with a projecting gable on the left hand side of the front elevation and an extension on the right hand side at the rear. It contains five bedrooms and is finished in render with a tiled roof. The property is located in a residential area and there is an adopted lane that gives access to the side and rear of the dwelling. It has large front and rear gardens with parking accessed via a driveway on the northern side of the dwelling.

Development: This application seeks full planning consent to convert the bungalow into two separate dwellings. It is proposed to split the bungalow approximately two thirds of the way along its width and to create two number two bedroom bungalows. The only alteration to the external appearance of the building would be the change of a window on the right hand side of the front elevation to a new entrance doorway for one of the dwellings.

Dimensions: Not applicable.

Materials: Not applicable.

Ancillary development, e.g. parking: Off street parking for two vehicles is to be provided to the front of the right hand bungalow for that property with access via the adopted lane to the side. Parking for the left hand bungalow is already provided on site.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 19/0021/RET Continued

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

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

NATIONAL POLICY Paragraph 3.9 - The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

Paragraph 3.16 - 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.

Technical Advice Notes 12 - Design and 15 - Development and Flood Risk.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Cont....

Application No. 19/0021/RET Continued

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Natural Resources Wales - Raise significant concerns as the site is within Zone C2 and a Flooding Consequences Assessment has not been submitted to demonstrate that the consequences of flooding can be managed for the lifetime of the development. However, they have also advised that after a change of internal policy they would no longer object to such an application if they were to be re-consulted.

Head Of Public Protection - No objection.

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

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

Ecologist - No objection subject to the provision of bird breeding boxes.

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations: 1. Inadequate access off the side lane.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 19/0021/RET Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application seeks full planning consent for the conversion of an existing bungalow within the defined settlement limits into two separate dwellings and as such the principle of the development is considered to be acceptable in accordance with Policy SP3 of the LDP.

Adequate access and parking can be provided for the development and there would be no impact on the amenity of neighbouring dwellings. As such the proposal complies with Policies CW2 and CW3 of the LDP.

However, the application site is within Zone C2 as identified in the Development Advice Maps attached to Technical Advice Note (TAN) 15 - Development and flooding. Section 6 of TAN15 requires the LPA to determine whether the development at this location is justified and sets out the justification criteria:-

- 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 settlement¹; 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 (PPW fig 2.1); 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.

Notwithstanding the above, Natural Resources Wales have confirmed via correspondence received on 3rd July 2019 that were they to be consulted on this application today they would raise no objection given that the application seeks to convert an existing dwelling into two with no additional buildings being erected. In that regard it is considered that the proposal is acceptable from a flood risk perspective.

Cont....

Application No. 19/0021/RET Continued

Comments from consultees: The concerns raised by Natural Resources Wales are considered above. With regard to the request from the Council's Ecologist for breeding bird provision it is considered that such a requirement would be unreasonable in this instance having regard for the scale of the development proposed. No other objections have been raised.

Comments from public: 1. The access to the site from the lane to the side has been carefully considered and the most recent plans submitted show adequate parking and vision splays to allow the site to be accessed safely. In that regard it is considered that the proposal is acceptable in planning terms.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents: Combined Site Location, Elevation and Floor Plan and Site Layout Plan received on 28th May 2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) The development shall not be brought into beneficial use 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.

Cont....

Application No. 19/0021/RET Continued

03) The proposed parking area shall be completed in materials which shall be submitted to and approved in writing by the Local Planning Authority and shall be designed so as to comply with the following requirements:-

the hard surface must be:-

(i) porous or permeable; or

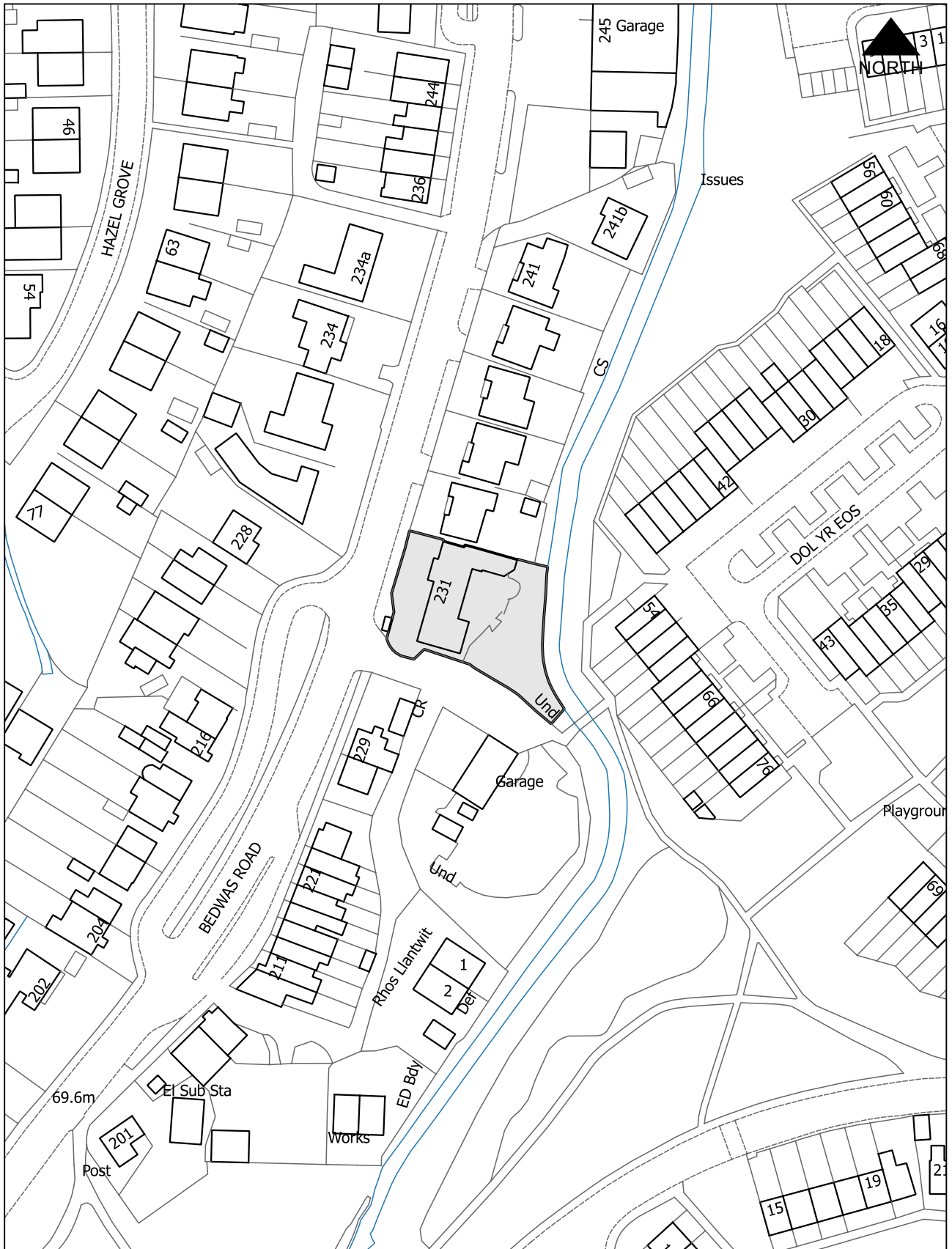
(ii) provided to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse; and

(iii) permanently maintained so that it continues to comply with requirements (i) and (ii).

REASON: In the interests of highway safety and in order to ensure compliance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021.

04) 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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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0045/FULL 18.01.2019	Mrs J Baker The Cotts 86 Penallta Road Ystrad Mynach Hengoed CF82 7GN	Erect detached dwelling Land Adj. To The Cotts 86 Penallta Road Ystrad Mynach Hengoed CF82 7GN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the eastern side of Penallta Road.

Site description: The application site forms part of the curtilage of the existing dwelling at The Cotts. It is a flat area of lawn at the southern end of the garden adjacent to the access to the site. The existing dwelling is sited at the northern end of the curtilage with a detached garage and lawn to the south of it. The site is accessed via a gateway onto an unmade track leading onto Penallta Road and is a flat parcel of land which is supported by a retaining wall on the eastern boundary. The site is higher than the access track to the east of the site which serves a further dwelling sited to the north of the application site. The application is reported to Planning Committee because the applicant is an employee of the Council.

Development: This application seeks full planning consent for the erection of a detached dwelling. The dwelling would have a hall, lounge, utility room and kitchen/diner on the ground floor with three bedrooms (one with en-suite) and a bathroom on the first floor and a further bedroom in the roof space. A projecting gable is proposed to the front elevation with a window in the side elevation to serve the room in the roof space.

Dimensions: The dwelling has overall dimensions of 9.89m by 8.325m by 8.7m high.

Materials: Stonework and render with a tiled roof.

Ancillary development, e.g. parking: Parking and turning facilities are shown within the site.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 19/0045/FULL Continued

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP2 (Development in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

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

National Policy: Paragraph 3.9 - The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

Paragraph 3.16 - 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.

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Cont....

Application No. 19/0045/FULL Continued

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Head Of Public Protection - No objection.

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

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

Ecologist - No objection subject to conditions.

Transportation Engineering Manager - Raises objection because of adequate visibility and access.

ADVERTISEMENT

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

Response:

1. Inadequate drainage in the area.
2. Loss of privacy.
3. The application site encroaches onto adjacent land.
4. The application site does not have access onto the highway.
5. How is the proposed dwelling going to be retained on the higher level above the access track serving the dwelling to the north?
6. The private drive serving the dwelling to the north must be kept clear at all times?

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

Application No. 19/0045/FULL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Yes. The application site is located within the Mid Viability Range where CIL is charged at £25 per square metre subject to indexation.

ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application site is within the defined settlement limits and within the curtilage of an existing dwelling and as such the principle of the development is considered to be acceptable in accordance with Policy SP2 of the LDP.

The design and layout of the proposal together with its impact on adjacent dwellings is also considered to be acceptable and as such the proposal complies with Policy CW2 of the LDP.

However, Policy CW3 of the LDP requires that development proposals must have regard for the safe and effective use of the transportation network and where access onto a highway is required, that that access is designed to ensure highway safety. In that regard it should be noted that the Transportation Engineering Services Manager has raised an objection to the application for the following reasons:-

1. The applicant has failed to adequately demonstrate that adequate visibility can be achieved for vehicles emerging from the site.
2. The increased use of a substandard access would increase traffic hazards to the detriment of highway safety.

Whilst the applicant has submitted details which purport to prove that adequate access can be achieved, they merely serve to exemplify the Transportation Engineering Services Manager's view that this is not the case. The visibility to the north on leaving the site is significantly below the standard that is required by Manual for Streets and the applicant does not have control over sufficient land in order to carry out improvements. In that regard it is considered that the proposal does not comply with Policy CW3 of the LDP

Cont....

Application No. 19/0045/FULL Continued

Comments from Consultees: No other objections were received from statutory consultees.

Comments from public:

1. No objection has been received from Dwr Cymru/Welsh Water and as such it is assumed that the drainage in the area is adequate.
2. There would be no unacceptable loss of privacy as a result of this proposal.
3. Whilst the objector has submitted a land registry plan that suggests that the application site encroaches onto his land, the scale of the plan is such that this is not definitive. In any event any encroachment would so insignificant that this would be a private matter between the two parties.
4. Whilst the objector suggests that the application site does not have access onto the highway, there is no evidence to prove this. In any event this would be a private matter between the two parties as the existing dwelling is currently served by this same access.
5. Appropriate retention details could be achieved by condition.
6. Keeping the private drive open is a civil matter.

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

RECOMMENDATION that Permission be REFUSED

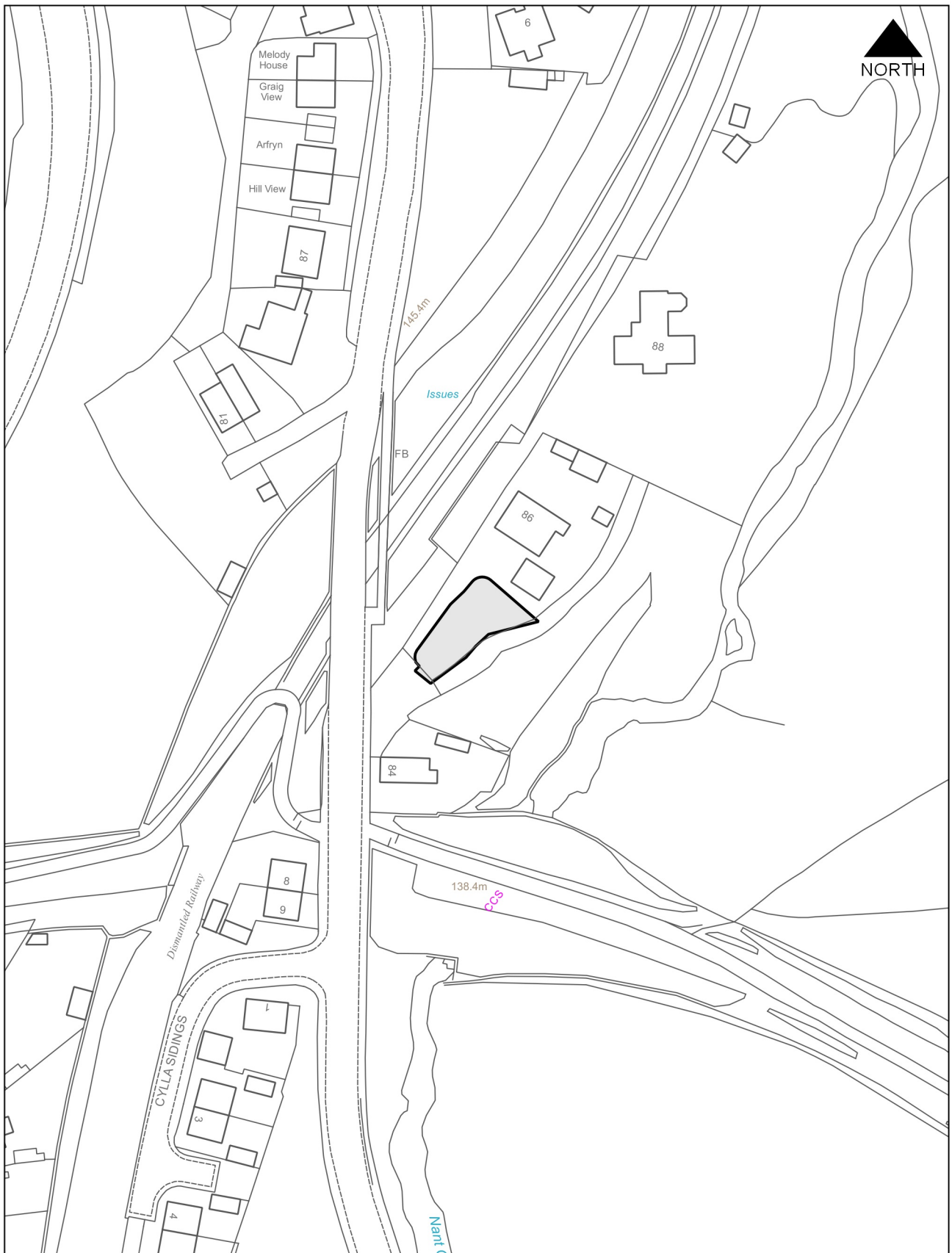
The reason(s) for the Council's decision is/are

- 01) The applicant has failed to demonstrate that adequate visibility can be achieved for vehicles emerging from the site and as such the proposal is contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 as the development does not have regard for the safe use of the transportation network and is not designed in order to ensure highway safety.

Cont....

Application No. 19/0045/FULL Continued

- 02) The increased use of a substandard access would increase traffic hazards to the detriment of highway safety and as such the proposal is contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 as the development does not have regard for the safe use of the transportation network and is not designed in order to ensure highway safety.
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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0275/NCC 01.04.2019	Bryn Recycling C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Vary Condition 08 (Hours of operation) of planning consent 14/0226/FULL (Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) to extend the hours of operation for utility providers Bryn Recycling Ltd (Bryn Power) Waste Transfer Station Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application site is at Gelliargwellt Uchaf Farm, which is to the south-west of Gelligaer and Penybryn.

Site description: This dairy farm now includes a mixture of other uses including a quarry, an anaerobic digestion facility (AD), and a materials recycling facility (MRF). Vehicular access is from Gelligaer Road (B4254).

Development: Condition 8 of planning permission 14/0226/FULL for the MRF restricted activities to the following hours.

"Operations authorised by this permission, including vehicles entering or leaving the site, shall not take place except between the hours of:

07.00 to 18.00 Monday to Friday
07.00 to 13.00 Saturday

and shall not take place on Sundays or Bank or Public Holidays, other than as indicated below.

Cont....

Application No. 19/0275/NCC Continued

In addition, the site may be open solely for the receipt of waste from Civic Amenity Sites between the following hours:

13.00 to 16.00 Saturday
07.00 to 16.00 Sunday and Bank or Public Holidays."

It is now proposed to amend this condition by adding the following.

"The site may be open solely for the receipt of waste from utility providers and their contractors outside the stated hours for a maximum of 40 occurrences per calendar month. Records of vehicles entering the site outside the stated hours shall be kept and shall be made available for inspection by the local planning authority upon request. The register shall contain details of the date and hours of operation that have occurred outside of the stated hours."

This is to accommodate local authority and utility provider demand where essential or emergency infrastructure maintenance has taken place in the locality. Another application (19/0277/RET) has been submitted to provide an operating centre for such vehicles at the site. Utility companies' existing operating centres can be located significant distances away and the site will provide the opportunity for utility vehicles to be parked on-site (with CCTV and night security) and not on the highway or driveways of the operating centre's employees. The number of vehicles stored on-site is expected to fluctuate depending on contracts being carried out locally.

PLANNING HISTORY 2005 TO PRESENT

10/0429/RET - Retain and complete earthworks - Granted 04.11.10.

11/0224/FULL - Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works - Refused 08.12.2011 Allowed on appeal 12/0020/REF 28.03.2013.

11/0226/FULL Provide permanent operation of materials recycling facility and erection of new building - Refused 07.12.2011. Allowed on Appeal 28.03.2013.

11/0227/NCC Delete condition 13 of planning permission ref 10/0429/RET to remove requirement to reduce height of bund to 1 metre above the adjoining ground level - Granted 08.12.2011.

13/0697/FULL - Erect canopy to material storage bays of approved planning permission for material recycling facility (11/0226/FULL) - Granted 19.11.2013.

Cont....

Application No. 19/0275/NCC Continued

14/0226/FULL - Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) - Granted 14.07.2014.

18/0084/RET - Retain extension to material recycling facility to include biomass boiler and chimney flue - Refused 13.09.2018.

19/0011/FULL - Provide additional fire prevention measures including structures, storage tanks, engineering and associated works - Granted 21.02.2019.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is within a special landscape area (SLA) (policy NH1.3), and a sandstone safeguarding area.

Policies: SP6 (Place Making), CW2 (Amenity), and CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), and NH1 (Special Landscape Areas).

NATIONAL POLICY Planning Policy Wales (December 2018).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration in this case.

CONSULTATION

Gelligaer Community Council - Strongly object to the application on the grounds that extending operating hours and the change of use to a utility centre will disturb the peace and quiet of local residents, who have a basic right to peace and quiet on weekends, bank holidays and evenings

Head Of Public Protection - No objection

Transportation Engineering Manager - No objection

Cont....

Application No. 19/0275/NCC Continued

ADVERTISEMENT

Extent of advertisement: The application was publicised by fifty-two neighbouring properties consultations, site notices posted in four locations, and a press advertisement.

Response: 544 letters and a petition bearing 25 signatures have been received raising the following concerns

Summary of observations:

- this site is becoming an industrial estate within close proximity to the villages,
- the extension of operating hours will mean heavy traffic, noise, smells and dust will adversely impact on the lives of all residents,
- detrimental to health,
- detrimental to residential amenity,
- contrary Local Development Plan policies,
- detrimental to pedestrian safety,
- an unquantifiable number of vehicles will visit the site on a 24-hour basis,
- utility companies have their own operating centres with material stockpiles - there is no need for this facility,
- consultation letters provide very little information,
- there are no separate facility for drivers i.e. rest rooms bathrooms etc. associated with the overnight parking,
- heavy vehicles travelling through Nelson, Shingrig, Gelligaer, Penybryn, Penpedairheol, Hengoed, Cefn Hengoed, Penallta, Pengam, Tir y Berth, and Trelewis,
- loss of habitat,
- concerns are expressed about the quarry.

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?
This issue does not have significant weight in respect of the current application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 19/0275/NCC Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: Policy SP6 (Place Making) requires development to contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features and sets out a number of criteria including an appropriate mix of uses that reflect the role and function of settlements, and a location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all. Policy CW2 requires amongst other things that development should not have an unacceptable impact on the amenity of neighbouring properties or land. Policy CW3 requires development to have regard for the safe, effective and efficient use of the transportation network.

The proposal seeks to extend the operating hours at the site to accommodate 40 utility vehicles per calendar month consisting of 26- and 44-tonne lorries, skip lorries and HIAB lorries. At present, some 31 articulated vehicle and 159 rigid vehicle movements at the site each day. The proposal would add another 3 daily movements, and increase of 1.6%. Therefore the impact on the highway network is minimal, and the Transportation Engineering Manager has raised no objections.

The activities associated with the MRF are currently limited in general terms to daytime hours. The proposal would have no such limits. Therefore, whilst in terms of movements to and from the site, the proposed increase would be very small, they could occur at all times of the night when ambient noise levels are lower, and local residents are more likely to be disturbed. Therefore, although the nearest housing areas are some 450 metres away, the recommendation is to grant planning permission but subject to a temporary period to allow the impact to be monitored. The Head of Public Protection has not raised any objections.

There will be no impact on the SLA as this is an application for an extension of hours at an existing facility.

As this is an application to vary a condition on a consent, all of the conditions previously imposed are reproduced.

Cont....

Application No. 19/0275/NCC Continued

Comments from Consultees: Those of the Transportation Engineering Manager and the Head of Public Protection are considered above. The concerns of the Community Council have been taken into account in coming to the recommendation set out above.

Comments from public:

The comments of the public have been taken into account in coming to the recommendation set out above.

Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) This consent is granted for a temporary period expiring on 31st July 2020, after which the hours of operation shall revert to those approved in accordance with Caerphilly County Borough Council planning permission 14/0226/FULL.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 02) Operations authorised by this permission, including vehicles entering or leaving the site, shall not take place except between the hours of:
07.00 to 18.00 Monday to Friday;
07.00 to 13.00 Saturday and shall not take place on Sundays or Bank or Public Holidays, other than as indicated below.

In addition, the site may be open solely for the receipt of waste from Civic Amenity Sites between the following hours:

13.00 to 16.00 Saturday;
07.00 to 16.00 Sunday and Bank or Public Holidays.

REASON: To protect the amenities of local residents and visitors to the area.

The site may be open solely for the receipt of waste from utility providers and their contractors outside the stated hours for a maximum of 40 occurrences per calendar month, including those occurrences permitted by Caerphilly County Borough Council planning permission 19/0276/NCC. Records of vehicles

entering the site outside the stated hours shall be kept and shall be made available for inspection by the local planning authority upon request. The register shall contain details of the date and hours of operation that have occurred outside of the stated hours.

- 03) The development hereby approved shall be carried out in accordance with the following plans:
Site Layout plan BQ-RRF-2014-012 rev A.
Proposed Site Layout BQ-RRF-2014-003 rev B.
Proposed Floor Plan BQ-RRF-2014-004 rev B.
Building Layout BQ-RRF-2014-01 rev A.
Elevations BQ-RRF-2014-008 rev B.
Elevations BQ-RRF-2014-073 rev B.
Cross Section BQ-RRF-2014-006 rev B.
Proposed Roof Plan BQ-RRF-2014-005 rev B.
Existing BQ-RRF-2014-002 rev A.
REASON: To define the permission by reference to the approved plans.
- 04) The building hereby approved shall be used only as a materials recycling facility and for no other purpose.
REASON: To regulate the waste process in the interests of local amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) The sorting, screening and processing of waste material on the site shall take place solely within the waste recycling building hereby approved.
REASON: To regulate the waste process in the interests of local amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The waste types deposited, stored and treated at the site shall be as shown on Plan reference BQ-RRF-2014-011 rev A.
REASON: To regulate the details of the waste process in the interests of local amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Any material not specified in condition 06) that is received at the site shall be stored in impervious covered containers and removed from the site within 24 hours of its receipt.
REASON: To regulate the details of the waste process in the interests of local amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) No material shall be stored outside the building except stockpiles as indicated on plan reference BQ-RRF-2014-003 rev B and the stockpiles shall not exceed five metres in height.

REASON: To define the details of the waste process in the interest of local amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 09) No operations shall take place on site until a scheme and programme for the suppression of dust, including provision for monitoring of the scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with that approved scheme and programme.

REASON: To minimise the impacts on residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Between the hours of 07.00 and 18.00, the noise levels arising from the development shall not exceed 45 dB (LAeq) (1 hour), freefield at any of the following noise sensitive properties: Green Acres; Top Hill Farm; Claerwen Estate; Llancaiach Isaf Farm.

REASON: To minimise the impacts on residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) Details of the location, height, design, sensors, and luminance of external lighting, which shall be designed to minimise the potential nuisance of light spillage on adjoining properties and highways shall be submitted to and approved in writing by the Local Planning Authority before any works are commenced. Thereafter the provision of external lighting at the site shall be solely in accordance with those approved details.

REASON: To minimise the impacts on residential amenity and on European protected species in accordance with policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 12) The development shall not be commenced until a scheme indicating the facilities and/or methods to be put in place to ensure deleterious material is not carried onto any part of the public highway and any remedial measures to be put in place to clear the highway of any such material has been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved throughout the duration 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.

- 13) No development shall take place until a scheme for the management of surface water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use of the MRF building and shall include:

- All surface water run-off shall be collected and stored in underground tanks;
- The timing of development;

- Management of surface water during the construction phase;
- Details of the capacity and depth of the attenuation tanks, and
- Maintenance of the scheme.

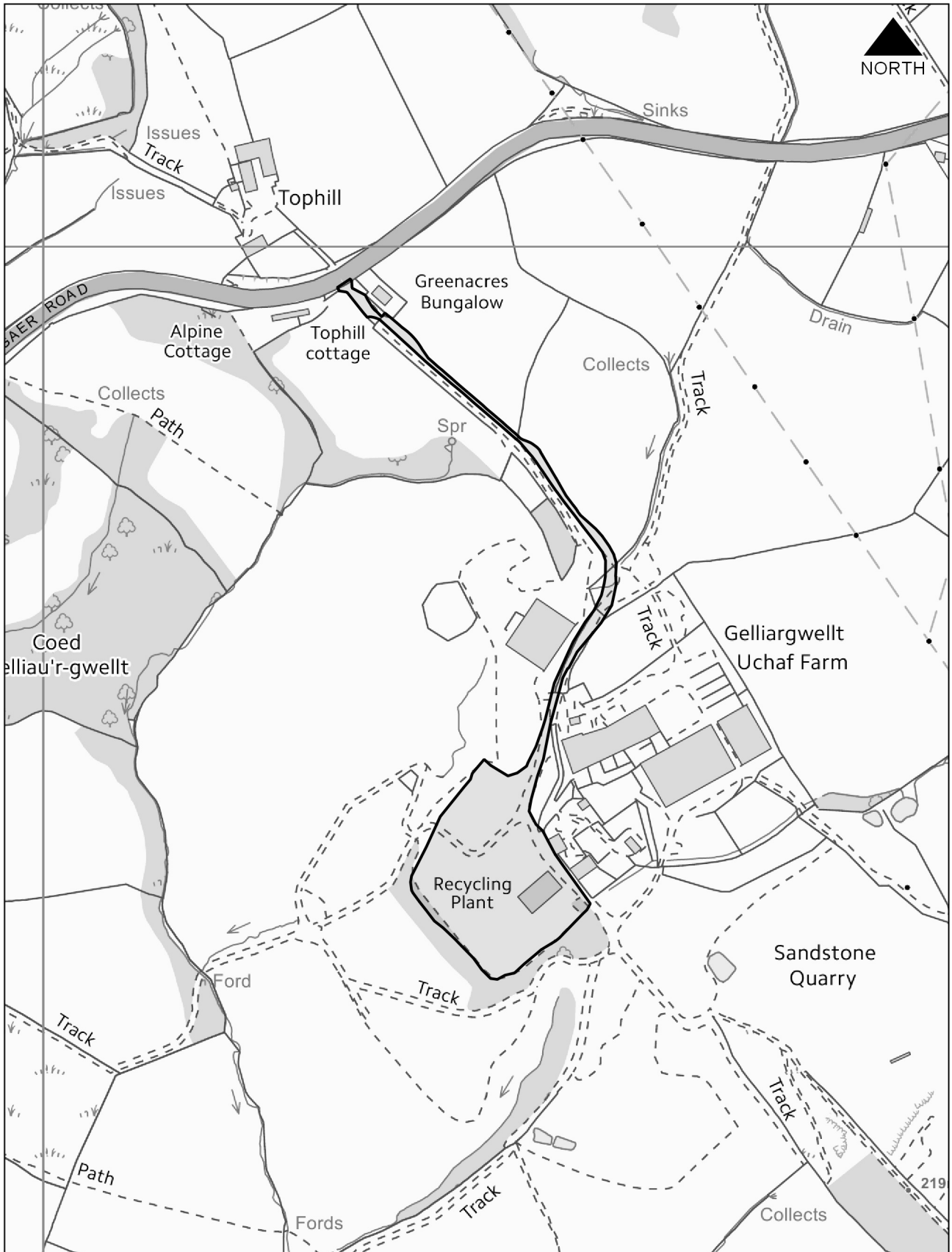
The development shall be operated in accordance with that approved scheme.

REASON: To guard against pollution in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 14) Prior to the commencement of development, a working method statement to cover all construction works shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in compliance with the approved scheme. The scheme shall include details of timing of works, methods used for all channels and bankside works, location and storage of plant, machinery, fuels, storage, access routes, protection of areas of ecological sensitivity and importance and site supervision. Thereafter the development shall be carried out in accordance with the agreed method statement.
REASON: To control the impacts of the construction phase of development, including dealing with contamination and invasive plants in accordance with policy CW2, CW3, CW4 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) If, during the construction of the development, contamination not previously identified is found to be present at the site, no further development shall be carried out until the developer has submitted and received written approval from the Local Planning Authority for a remediation strategy detailing how the unsuspected contamination will be dealt with. The development shall be carried out in accordance with that approved scheme.
REASON: To control the impacts of the construction phase of the development, including dealing with contamination and invasive plants in accordance with policy CW2, CW4 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) Prior to the commencement of development, a detailed method statement for the removal or long term management/eradication of Japanese knotweed and Himalayan balsam on the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed and Himalayan balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.
REASON: To control the impacts of the construction phase of the development, including dealing with contamination and invasive plant species in accordance with policy CW2, CW4 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 17) No development shall take place until full details of bunding and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include 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; implementation programme.
REASON: In the interests of protecting the amenity of the local area in accordance with policy CW2 and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Trees, shrubs and hedges planted in accordance with the approved planting scheme shall be maintained and any plants which within five years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Local Planning Authority.
REASON: To protect the amenity of the local area in accordance with policy CW2 and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 19) Prior to the commencement of operations hereby permitted, measures shall be taken for the protection of trees and hedgerows from damage in accordance with precise details which shall be submitted to and approved in writing by the Local Planning Authority. The means of protection shall include:
i) measures to prevent disturbance to, soil levels within the root spread of the tree or hedgerow.
ii) protective fencing around the trunk in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
The means of protection shall be retained until all plant, equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected and the ground levels within these areas shall not be altered without the prior written agreement of the Local Planning Authority.
REASON: To protect the amenity interests of the local area in accordance with policy CW2 and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 20) The maximum volume of material to be imported to the MRF directly via the public highway shall not exceed 74,999 tonnes per annum (1st January to 31st December). Upon the request of the Local Planning Authority, the site operator shall provide details on a quarterly basis of the tonnage of material received at the site.
REASON: In the interests of highway safety and to protect residential amenity in accordance with policy CW2, CW3 and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 21) Prior to the first use of the proposed new MRF building hereby approved the existing MRF building shall be painted in a colour to be agreed in writing with the Local Planning Authority.
REASON: To ensure the satisfactory external appearance of the development in accordance with policy CW2, and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 22) Prior to the commencement of development samples of the materials to be used for the external surfaces of the proposed new MRF building hereby approved 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: To ensure the satisfactory external appearance of the development in accordance with policy CW2, and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0245/FULL 11.06.2019	Mrs L Powell 6 Cae Canol Hengoed Hall Hengoed CF82 7RU	Erect a first floor extension and retain the garage conversion to a living room 6 Cae Canol Hengoed CF82 7RU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 6 Cae Canol, Hengoed, CF82 7RU.

House type: A three bedroom Detached Dwelling located within a residential estate. To the south-west is the adjacent detached dwelling (5 Cae Canol), to the north is an adjacent detached dwelling (7 Cae Canol). To the south-east across Cae Canol are two detached properties (13 and 14 Cae Canol).

Development: Erect a first floor extension and retain the garage conversion to a living room.

Dimensions:

The converted garage measures approximately 2.8m by 5.5m.
The proposed first floor extension measures approximately 2.8m by 5.5m with an overall height of 6.8m.

Materials:

The garage conversion has been finished in a cream render.
The first floor extension finishes have not been specified.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

Cont....

Application No. 19/0245/FULL Continued

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

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

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

Ecologist - Recommends Ecological Enhancement be secured by condition.

Transportation Engineering Manager - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised via 6 neighbour notification letters.

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

Summary of observations: None.

Cont....

Application No. 19/0245/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

ANALYSIS

Policies:

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

The application is being reported to Planning Committee because the applicant is employed by the Local Authority. Planning permission is sought for two elements. Firstly the retention of works already carried out to convert a garage at the property to a living room and secondly to construct a first floor extension over the converted garage area to provide an additional bedroom with bathroom.

The design of the proposed development is considered acceptable with the garage conversion having been carried out sympathetically with render to match existing portions of the garage elevations and appropriate fenestration installed within the front elevation replacing the previous garage door. The proposed first floor extension which will be constructed above this converted garage area is set back from the main front elevation of the dwelling. It will have a ridge height lower than the main ridge of the dwelling which means the extension will be subservient in scale to the main dwelling resulting in an acceptable visual impact.

Cont....

Application No. 19/0245/FULL Continued

It is proposed to require the first floor extension to be finished to match the existing dwelling with either render or brick and matching concrete roof tiles. It is considered that the design accords with adopted Supplementary Planning Guidance note LDP7 (Householder Development) and adopted Local Development Plan Policy SP6 (Placemaking).

The impact of the development on neighbour amenity has been considered. The new first floor extension's fenestration on the rear elevation will view primarily towards the side elevation of the adjacent property to the north (number 7 Cae Canol) which is formed of a blank gable end and as such no unacceptable overlooking to number 7 Cae Canol will result from the development. There will also be no unacceptable overlooking to the adjacent property to the south-west (number 5 Cae Canol) nor to any other surrounding residential properties. The new first floor window in the front elevation of the extension serves a bathroom and is likely to be obscurely glazed and in any event has sufficient separation distance to numbers 13 and 14 Cae Canol. The development accords with adopted Local Development Plan Policy CW2 (Amenity).

The application property would retain sufficient amenity space following the proposed development.

Comments from Consultees:

The Council's Ecologist asks for a condition to secure bird breeding provision as a biodiversity enhancement. While this is desirable, in view of the limited scale of the development, it is considered that such a condition would not meet the test in Welsh Government Circular WGC 016/2014 in that it is not essential in planning terms to enable the development to proceed. The circular states " In considering whether a planning condition is necessary, local planning authorities should ask themselves whether planning permission would have to be refused if a condition were not imposed, or if it would be expedient to enforce against a breach of the condition."

It is noted that the conversion of the garage has removed a parking space for the property but a parking space remains on the driveway in front of the former garage. The Highway Authority have been consulted on the application and note that it does not comply with adopted parking standards. They have offered no objection to the development having considered the site context with limited space to provide compensatory parking and having considered the existing parking situation in the street.

Comments from public: None.

Cont....

Other material considerations:

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

The development is considered be appropriate in its design and appearance and impact on the existing levels of amenity enjoyed by occupiers of surrounding residential properties. It is recommended for approval accordingly.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Floorplans, drawing reference PP/400, received 24.03.19;
 - Proposed Front and Rear Elevations, drawing reference PP/500, received 24.03.19;
 - Proposed Side Elevations, drawing reference PP/600, received 24.03.19.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0245/FULL Continued

- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, 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.

Advisory Note(s)

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

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



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0276/NCC 01.04.2019	Bryn Aggregates Ltd C/o Barton Willmore Mr J Ayoubkani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Vary Condition 6 (Hours of operation) of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to extend the hours of operation for utility providers Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application site is at Gelliargwellt Uchaf Farm, which is to the south-west of Gelligaer and Penybryn.

Site description: This dairy farm now includes a mixture of other uses including a quarry, an anaerobic digestion facility (AD), and a materials recycling facility (MRF). Vehicular access is from Gelligaer Road (B4254).

Development: Condition 6 of planning permission 12/0570/FULL for the quarry extension limited activities to the following hours.

"Except in emergencies to maintain safe quarry working the winning and working and processing of stone and the tipping of inert waste shall not be carried out at the site except between the following times:-

07.00 to 19.00 hours Monday to Friday and
07.00 to 13/00 hours Saturdays.

b) No operations other than environmental monitoring and water pumping shall take place at the site on Sundays or Bank or Public Holidays.

Cont....

Application No. 19/0276/NCC Continued

c) No blasting shall take place except between the hours of 10.00 and 16.00 hours Monday to Friday."

It is now proposed to amend this condition by adding the following.

"The site may be open for the tipping of inert waste by utility providers and their contractors outside the stated hours for a maximum of 40 occurrences per calendar month. Records of vehicles entering the site outside the stated hours shall be kept and shall be made available for inspection by the Local Planning Authority upon request . The register shall contain details of the date and hours of operation that have occurred outside of the stated hours."

This is to accommodate local authority and utility provider demand where essential or emergency infrastructure maintenance has taken place in the locality. Another application (19/0277/RET) has been submitted to provide an operating centre for such vehicles at the site. Utility companies' existing operating centres can be located significant distances away and the site will provide the opportunity for utility vehicles to be parked on-site (with CCTV and night security) and not on the highway or driveways of the operating centre's employees. The number of vehicles stored on-site is expected to fluctuate depending on contracts being carried out locally.

PLANNING HISTORY 2005 TO PRESENT

10/0429/RET - Retain and complete earthworks - Granted - 04.11.2010.

11/0200/FULL - Erect steel frame agricultural building joining onto the side and end of existing buildings, 22.8m long x 12.2m wide x 6.1m to eaves and 7.7m to ridge, for the purpose of storing sawdust for cattle - Granted - 10.05.2011.

11/0224/FULL - Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works - Refused - 28.03.2013.

11/0226/FULL - Provide permanent operation of materials recycling facility and erection of new building - Refused - 28.03.2013.

11/0227/NCC - Delete condition 13 of planning permission ref 10/0429/RET to remove requirement to reduce height of bund to 1 metre above the adjoining ground level - Granted - 08.12.2011

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Cont....

Application No. 19/0276/NCC Continued

12/0102/RET - Retain steel frame agricultural building designed to agricultural specification BS5502, joining on to the side and end of existing buildings for the purpose of storing sawdust for bedding for cattle - Granted - 08.06.2012.

12/0570/FULL - Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works - Granted - 13.08.2013.

13/0393/FULL - Erect nutrient storage lagoon to supply storage capacity for compliance with SSAFO Regulations - Granted - 20.02.2014.

13/0697/FULL - Erect canopy to material storage bays of approved planning permission for material recycling facility (11/0226/FULL) - Granted - 19.11.2013.

14/0226/FULL - Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) - Granted - 14.07.2014.

14/0382/FULL - Erect additional 2 bay extensions onto 7 existing agricultural buildings to house cattle - Granted - 28.07.2014.

14/0422/NCC - Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00 - Granted - 12.02.2015.

15/0031/FULL - Install 250kWp roof mounted solar PV system to be sited on a total of 4 existing shed roofs - Granted - 27.05.2015.

15/0333/FULL - Erect an agricultural building to be used as a dry calving shed - Granted - 25.08.2015.

15/0488/RET - Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility - Granted - 10.12.2015.

Cont....

Application Nol. 19/0276/NCC Continued

16/0069/COND - Discharge Condition 12 (external lighting), Condition 13 (wheel and road washing), Condition 14 (surface water drainage), Condition 15 (slurry pipeline), Condition 16 (landscaping), Condition 18 (construction method statement) and Condition 20 (odour management) of planning permission 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) - Granted - 25.04.2016.

16/0488/FULL - Erect a milking parlour, cattle shed and associated works - Granted - 04.08.2016.

17/0971/NCC - 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 - Pending.

17/0973/FULL - Retain and formation of a repositioned approved earth bund, landscaping and associated works - Pending.

18/0084/RET - Retain extension to material recycling facility to include biomass boiler and chimney flue - Refused - 13.02.2019.

18/0085/NCC - Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) - Granted - 12.09.2018.

18/0087/NCC - Remove condition 12 of planning consent 14/0422/NCC (Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00) to enable the continuation of restricted Saturday and Bank Holiday hours - Granted - 19.04.2018.

18/0432/CLPU - Obtain a Lawful Development Certificate for a proposed building for the treatment, storage and removal of dust - Granted - 23.10.2018.

Cont....

Application No. 19/0276/NCC Continued

18/0843/NCC - Vary condition 08 of planning consent 18/0085/NCC (Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) to enable collections to take place on Sundays - Granted - 06.12.2018.

18/1081/FULL - Carry out engineering works to provide surface water lagoon and associated works and infrastructure - Pending.

18/1082/FULL - Provide demountable building to be used for teaching and welfare facilities and associated works - Granted - 21.02.2019.

19/0011/FULL - Provide additional fire prevention measures including structures, storage tanks, engineering and associated works - Granted - 21.02.2019.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is within a special landscape area (SLA) (policy NH1.3), and a sandstone safeguarding area.

Policies: SP6 (Place Making), CW2 (Amenity), and CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), and NH1 (Special Landscape Areas).

NATIONAL POLICY Planning Policy Wales (December 2018).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration in this case.

Cont....

Application No. 19/0276/NCC Continued

CONSULTATION

Transportation Engineering Manager - No objection

Head Of Public Protection - No objection

Gelligaer Community Council - Strongly object to the application on the grounds that extending operating hours and the change of use to a utility centre will disturb the peace and quiet of local residents, who have a basic right to peace and quiet on weekends, bank holidays and evenings

ADVERTISEMENT

Extent of advertisement: The application was publicised by fifty-two neighbouring property consultations, site notices posted in four locations, and a press advertisement.

Response: 544 letters and a petition bearing 25 signatures have been received raising the following concerns

Summary of observations:

- this site is becoming an industrial estate within close proximity to the villages,
- the extension of operating hours will mean heavy traffic, noise, smells and dust will adversely impact on the lives of all residents,
- detrimental to health,
- detrimental to residential amenity,
- contrary Local Development Plan policies,
- detrimental to pedestrian safety,
- an unquantifiable number of vehicles will visit the site on a 24-hour basis,
- utility companies have their own operating centres with material stockpiles - there is no need for this facility,
- consultation letters provide very little information,
- there are no separate facility for drivers i.e. rest rooms bathrooms etc. associated with the overnight parking ,
- heavy vehicles travelling through Nelson, Shingrig, Gelligaer, Penybryn, Penpedairheol, Hengoed, Cefn Hengoed, Penallta, Pengam, Tir y Berth, and Trelewis,
- loss of habitat,
- concerns are expressed about the quarry.

Cont....

Application No. 19/0276/NCC Continued

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
This issue does not have significant weight in respect of the current application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: Policy SP6 (Place Making) requires development to contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features and sets out a number of criteria including an appropriate mix of uses that reflect the role and function of settlements, and a location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all. Policy CW2 requires amongst other things that development should not have an unacceptable impact on the amenity of neighbouring properties or land. Policy CW3 requires development to have regard for the safe, effective and efficient use of the transportation network.

The proposal seeks to extend the operating hours at the site to accommodate 40 utility vehicles per calendar month consisting of 26- and 44-tonne lorries, skip lorries and HIAB lorries. At present, some 31 articulated vehicle and 159 rigid vehicle movements occur at the site each day. The proposal would add another 3 daily movements, and increase of 1.6%. Therefore the impact on the highway network is minimal, and the Transportation Engineering Manager has raised no objections.

The activities associated with the MRF are currently limited in general terms to daytime hours. The proposal would have no such limits. Therefore, whilst in terms of movements to and from the site, the proposed increase would be very small, they could occur at all times of the night when ambient noise levels are lower, and local residents are more likely to be disturbed. Therefore, although the nearest housing areas are some 450 metres away, the recommendation is to grant planning permission but subject to a temporary period to allow the impact to be monitored. The Head of Public Protection has not raised any objections.

Cont....

Application No. 19/0276/NCC Continued

There will be no impact on the SLA as this is an application for an extension of hours at an existing facility.

As this is a variation of a condition on a previous approval, all the conditions imposed on that consent are reproduced.

Comments from Consultees: Those of the Transportation Engineering Manager and the Head of Public Protection are considered above. The concerns of the Community Council have been taken into account in coming to the recommendation set out above.

Comments from public:

The comments of the public have been taken into account in coming to the recommendation set out above.

Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) This consent is granted for a temporary period expiring on 31st July 2020, after which the hours of operation shall revert to those approved in accordance with Caerphilly County Borough Council planning permission 12/0570/FULL.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 02) Extraction of minerals shall cease by 31 December 2022 and restoration shall be completed by 31 December 2030.
REASON: The permission relates to temporary development and to ensure that the site is restored in a timely manner.

Cont....

Application No. 19/0276/NCC Continued

- 03) The maximum volume of stone exported from the site shall not exceed 400 tonnes a day. Records of the volume of stone exported from the site shall be kept by the quarry operator and shall be made available to the Local Planning Authority on request.
REASON: In the interests of highway safety and general amenity in accordance with Policy CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) The maximum volume of waste material for fill imported to the site shall not exceed 200 tonnes a day. Records of the volume of fill imported to the site shall be kept by the quarry operator and shall be made available to the Local Planning Authority upon request.
REASON: In the interests of highway safety and general amenity in accordance with Policy CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Nothing other than clean, dry, non putrescible waste material shall be deposited at the site.
REASON: To ensure the effective restoration of the site to the proposed aftercare in accordance with Policy CW2, CW4 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) Except in emergencies to maintain safe quarry working the winning and working and processing of stone and the tipping of inert waste shall not be carried out at the site except between the following times:-
07.00 to 19.00 hours Monday to Friday and
07.00 to 13.00 hours Saturdays.
b) No operations other than environmental monitoring and water pumping shall take place at the site on Sundays or Bank or Public Holidays.
c) No blasting shall take place except between the hours of 10.00 and 16.00 hours Monday to Friday.
The site may be open for the tipping of inert waste by utility providers and their contractors outside the stated hours for a maximum of 40 occurrences per calendar month, including those occurrences permitted by Caerphilly County Borough Council planning permission 19/0275/NCC. Records of vehicles entering the site outside the stated hours shall be kept and shall be made available for inspection by the local planning authority upon request. The register shall contain details of the date and hours of operation that have occurred outside of the stated hours.
REASON: To protect the amenity interests of local residents in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0276/NCC Continued

- 07) No vehicle shall enter the public highway unless its wheels and chassis have been cleaned to prevent material being deposited on the highway.
REASON: In the interests of highway safety and to prevent mud being deposited on the highway in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) A maximum of three vehicles laden with minerals extracted under this permission shall leave the site and enter onto the B4254 during each of the following time periods during school term time:-
08.10 - 09.10 hours, 11.55 - 12.55 hours, and 15.15 - 16.00 hours.
REASON: In the interests of highway safety and general amenity in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) Blasting shall be designed so that the ground vibration measured as peak particle velocity (PPV) in any one of three orthogonal planes shall not exceed 4mm per second in 95% of all blasts carried out over any six month period and no individual blast shall exceed a PPV of 8mm per second as measured at any sensitive receptor.
REASON: To safeguard amenity interests in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) No blasting shall take place except in accordance with a scheme specifying monitoring locations, the monitoring equipment to be used and the presentation of results which shall be submitted to and approved by the Local Planning Authority before the development commences. The results of such monitoring shall be held at the quarry and be made available for inspection by the Local Planning Authority at reasonable times with copies being supplied to the Local Planning Authority upon request.
REASON: To enable the effects of the development to be effectively monitored for the duration of the development in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) No quarrying operations shall take place until a scheme and programme for the suppression of dust has been submitted to and approved by the Local Planning Authority. The scheme shall include:-
a) the suppression of dust caused by the moving and storage of soil, overburden, stone and other materials within the site,
b) dust suppression on haul roads,
c) dust arising from blasting.
The scheme shall be implemented and complied with at all times once approved.
REASON: In the interests of amenity in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0276/NCC Continued

- 12) Between the hours of 07.00 and 19.00 the noise levels arising from the development shall not exceed the proposed environmental noise limits (background noise level plus 10dB(A)) stated for any of the noise sensitive properties identified in the Environmental Noise Impact Assessment report 2612/T2 dated 5 July 2012.
REASON: To protect the amenity interests of local residents in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) The development hereby permitted shall not be commenced until such time as a scheme for monitoring of groundwater over a 12 month period has been submitted to and approved by the Local Planning Authority. The scheme shall be supported by detailed calculations and it shall include a maintenance programme and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or as may be agreed in writing with the Local Planning Authority.
REASON: To obtain a full 12 months of groundwater level monitoring results which should be used to gain an understanding of the seasonal variation of the groundwater levels and the likely volume of dewatered water from the quarry for the design of the surface water treatment and settlement lagoons in accordance with Policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) The development hereby permitted shall not be commenced until such time as a scheme to agree details of the surface water treatment and settlement lagoon has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved.
REASON: To ensure that the new surface water treatment and settlement lagoons are able to cope with the additional volumes of water from the dewatering of the quarry extension area in accordance with Policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0276/NCC Continued

- 15) The development hereby approved shall not be commenced until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.
REASON: The Severn River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition the impact could cause deterioration of a quality element to a lower status class and or prevent the recovery of and or cause the deterioration of a protected area namely the Nelson Bog which is considered a SSSI in accordance with Policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) Site clearance operations that involve the destruction and removal of vegetation, including felling clearing or removal of trees and shrubs or hedgerows shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority prior to their removal/felling/clearing to ensure that breeding birds are not adversely affected.
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 Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of bat roosts and nesting provision for birds shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the removal of trees and shrubs from the site.
REASON: To provide additional roosting for bats and nesting provision for birds as a biodiversity enhancement, in accordance with paragraph 5.2.8 of Planning Policy Wales (2010), paragraph 1.4.3 of TAN 5 (2009) and Section 40 of the Natural Environment and Rural Communities Act 2006 in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) The site shall be restored in accordance with the details set out in the application subject of this approval within 12 months of the completion of tipping operations to final contours or their earlier permanent cessation.
REASON: To ensure the satisfactory restoration of the site in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0276/NCC Continued

- 19) Within three months of the completion of operations or their earlier permanent cessation, an aftercare scheme detailing such steps as may be required to bring the land to a condition suitable for the proposed agricultural after use shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of
- a. tree planting,
 - b. cultivation, seeding and management of grassland in accordance with the rules of good husbandry,
 - c. fertiliser and lime application based on soil analysis,
 - d. grazing management,
 - e. field water supplies,
 - f. ditch, water course and piped ditch systems to control surface run-off and prevent erosion,
 - g. provision for an annual formal review to consider the operations that have taken place during the preceding 12 months and the programme of management for the next 12 months. The parties to this review shall include the mineral operator, the site owner, the Local Planning Authority and the Welsh Government Agriculture Department,
 - h. at least four weeks before the date of each review the operator shall provide the Local Planning Authority with a record of the management and operations covered by the review.
- REASON: To ensure satisfactory aftercare takes place in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 20) Aftercare shall be carried out in accordance with the scheme approved under Condition 19) above for a minimum period of five years.
REASON: To provide for satisfactory aftercare in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 21) Prior to the commencement of the development a landscaping scheme, including planting details, 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 commencement 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 Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

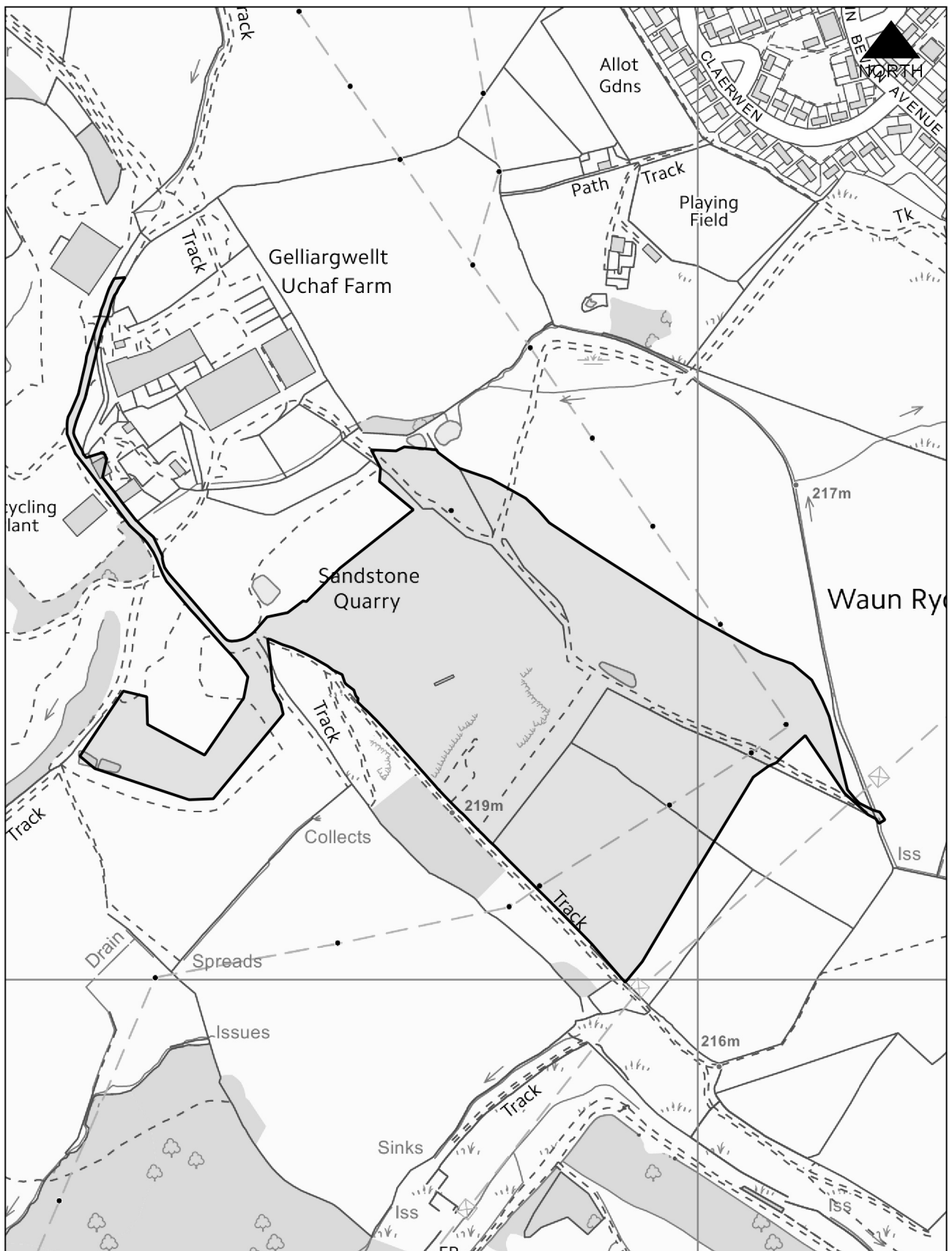
Cont....

Application No. 19/0276/NCC Continued

- 22) Within three months of the commencement of the development hereby approved, a Landscape Management Plan shall be submitted for the approval of the Local Planning Authority. The Landscape Management Plan shall set out details of:
- a) long term design objectives,
 - b) management responsibilities, and
 - c) maintenance schedules.

The approved Landscape Management Plan shall be implemented throughout the development.

REASON: To ensure the satisfactory maintenance of the phased and final restored landscape in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.



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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0277/RET 01.04.2019	Bryn Recycling Ltd C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Retain and complete the change of use as an operating centre by utility providers Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is at Gelliargwellt Uchaf Farm, which is to the south-west of Gelligaer and Penybryn.

Site description: This dairy farm now includes a mixture of other uses including a quarry, an anaerobic digestion facility (AD), and a materials recycling facility (MRF). Vehicular access is from Gelligaer Road (B4254).

Development: An operating centre for the parking of vehicles by utility companies is proposed on land adjacent to the AD. This is to accommodate local authority and utility provider demand where essential or emergency infrastructure maintenance has taken place in the locality. Utility companies' existing operating centres can be located significant distances away and the site will provide the opportunity for utility vehicles to be parked on-site (with CCTV and night security) and not on the highway or driveways of the operating centre's employees. The number of vehicles stored on-site is expected to fluctuate depending on contracts being carried out locally.

Dimensions: The site is approximately 28 metres wide by 35 metres deep.

PLANNING HISTORY 2005 TO PRESENT

11/0224/FULL - Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works - Refused - 08.12.2011.

14/0422/NCC - Vary condition 6 of planning - Granted - 12.02.2015.

Cont....

Application No. 19/0277/RET Continued

15/0488/RET - Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility - Granted - 10.12.2015.

16/0069/COND - Discharge Condition 12 (external lighting), Condition 13 (wheel and road washing), Condition 14 (surface water drainage), Condition 15 (slurry pipeline), Condition 16 (landscaping), Condition 18 (construction method statement) and Condition 20 (odour management) of planning permission 15/0488/RET (Retain development previously approved under planning permission

11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) - Decided - 25.04.2016.

18/0087/NCC - Remove condition 12 of planning consent 14/0422/NCC (Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00) to enable the continuation of restricted Saturday and Bank Holiday hours - Granted - 19.04.2018.

18/0085/NCC - Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission

11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) - Granted - 19.04.2018.

Cont....

Application No. 19/0277/RET Continued

18/0843/NCC - Vary condition 08 of planning consent 18/0085/NCC (Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) to enable collections to take place on Sundays - Granted - 06.12.2018.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is within a special landscape area (SLA) (policy NH1.3), and a sandstone safeguarding area.

Policies: SP6 (Place Making), CW2 (Amenity), and CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), and NH1 (Special Landscape Areas).

NATIONAL POLICY Planning Policy Wales (December 2018).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration in this case.

CONSULTATION

Ecologist - No objection.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Landscape Architect – No objection.

Cont....

Application No. 19/0277/RET Continued

Natural Resources Wales - No objection.

Gelligaer Community Council - Strongly object to the application on the grounds that extending operating hours and the change of use to a utility centre will disturb the peace and quiet of local residents, who have a basic right to peace and quiet on weekends, Bank Holidays and evenings.

ADVERTISEMENT

Extent of advertisement: The application was publicised by fifty-two neighbouring property consultations, site notices posted in four locations, and a press advertisement.

Response: 544 letters and a petition bearing 25 signatures have been received raising the following concerns

Summary of observations:

- this site is becoming an industrial estate within close proximity to the villages,
- the extension of operating hours will mean heavy traffic, noise, smells and dust will adversely impact on the lives of all residents,
- detrimental to health,
- detrimental to residential amenity,
- contrary Local Development Plan policies,
- detrimental to pedestrian safety,
- an unquantifiable number of vehicles will visit the site on a 24-hour basis,
- utility companies have their own operating centres with material stockpiles - there is no need for this facility,
- consultation letters provide very little information,
- there are no separate facility for drivers i.e. rest rooms bathrooms etc. associated with the overnight parking,
- heavy vehicles travelling through Nelson, Shingrig, Gelligaer, Penybryn, Penpedairheol, Hengoed, Cefn Hengoed, Penallta, Pengam, Tir y Berth, and Trelewis,
- loss of habitat,
- concerns are expressed about the quarry.

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?
This issue does not have significant weight in respect of the current application.

Cont....

Application No. 19/0277/RET Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: Policy SP6 (Place Making) requires development to contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features and sets out a number of criteria including an appropriate mix of uses that reflect the role and function of settlements, and a location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all. Policy CW2 requires amongst other things that development should not have an unacceptable impact on the amenity of neighbouring properties or land. Policy CW3 requires development to have regard for the safe, effective and efficient use of the transportation network.

The proposal seeks to provide an operating centre for utility company vehicles which would accommodate 40 visits by utility vehicles per calendar month consisting of 26- and 44-tonne lorries, skip lorries and HIAB lorries. At present, some 31 articulated vehicle and 159 rigid vehicle movements occur at the site each day. The proposal would add another 3 daily movements, an increase of 1.6%. Therefore the impact on the highway network is minimal, and the Transportation Engineering Manager has raised no objections.

The activities associated with the MRF and the quarry are currently limited in general terms to daytime hours. The proposal would have no such limits. Therefore, whilst in terms of movements to and from the site, the proposed increase would be very small, they could occur at all times of the night when ambient noise levels are lower, and local residents are more likely to be disturbed. Therefore, although the nearest housing areas are some 450 metres away, the recommendation is to grant planning permission but subject to a temporary period to allow the impact to be monitored. The Head of Public Protection has not raised any objections.

In granting a permission for a temporary period the local planning authority has to consider how reasonable that would be bearing in mind any investment the developer may have to make. In this case, the site is already part of the AD complex, used for parking and storage, and so a temporary consent would not be unreasonable.

Cont....

Application No. 19/0277/RET Continued

There will be no impact on the SLA as the operating centre would be located within the complex of existing buildings using an area that is already used for parking.

Comments from Consultees: Those of the Transportation Engineering Manager and the Head of Public Protection are considered above. The concerns of the Community Council have been taken into account in coming to the recommendation set out above.

Comments from public:

The comments of the public have been taken into account in coming to the recommendation set out above.

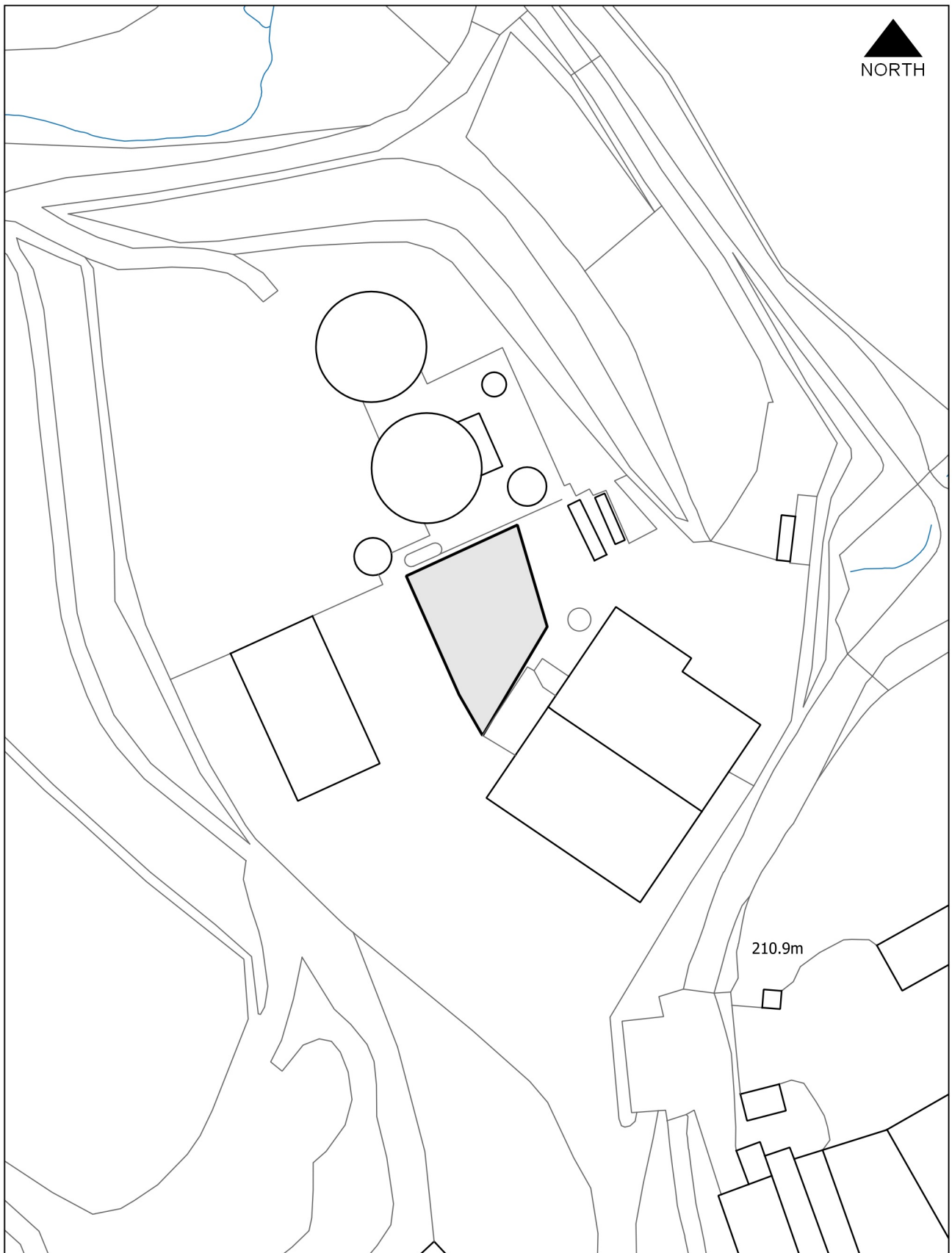
Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The use hereby permitted shall be discontinued on or before 31 July 2020.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
-



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Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0331/FULL 16.04.2019	Mr N Colbourne Claremont Southend Terrace Pontlottyn Bargoed CF81 9RL	Erect rear single storey extension for bathroom and storage Claremont Southend Terrace Pontlottyn Bargoed CF81 9RL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Southend Terrace, Pontlottyn.

House type: Two storey mid-terrace property.

Development: It is proposed to construct a first floor rear extension. The application is reported to Planning Committee because the applicant is employed by the Council.

Dimensions: The proposed first floor rear extension measures 2.9 metres in width, 3.5 metres in depth, with a height of 6.3 metres to ridge level.

Materials: Not specified.

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

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), and advice contained in Supplementary Planning Guidance LDP7: Householder Developments.

Cont....

Application No. 19/0331/FULL Continued

NATIONAL POLICY Planning Policy Wales 10th Edition (December 2018) and Technical Advice Note (TAN) 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application property is located partially in the High Risk Coal Mining legacy area and partially in the Low Risk Coal Mining legacy area. Advice regarding this matter will be forwarded to the applicant as an advisory note, and the final design of the foundations (if necessary) will be controlled by way of the Building Regulations.

CONSULTATION

Ecologist - No comments.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 19/0331/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. As it is proposed to create less than 100 square metres of internal floor area the proposal is CIL exempt.

ANALYSIS

Policies: This application has been considered in accordance with national policy and guidance, local plan policy and supplementary planning guidance. The main consideration in the determination of this application is whether the proposal is acceptable in terms of its design, materials, scale and setting and whether there would be any detrimental impact to the occupiers of the adjoining dwellings, i.e. Dene Holt to the north, and Tan-y-mynydd to the south.

In that regard the proposed two storey rear extension is considered to be acceptable in terms of its design, setting, scale and materials and will integrate well with the existing dwelling and as such complies with policy CW2 of Caerphilly County Borough Local Development Plan.

In terms of the impact that the proposal may have on the neighbouring occupiers, advice contained in Supplementary Planning Guidance LDP7: Householder Development is of relevance. In particular, Guidance Note 2 of Supplementary Planning Guidance LDP7: Householder Development (2017) states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions in the same circumstances should be no longer than 2 metres. A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.' Unless the context allows otherwise, those dimensions could be increased to a maximum of 6 metres and 4 metres respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

In that regard the proposed first floor extension has been sited and designed to ensure it complies with guidance above, and does not have an unacceptable impact on the amenity of the adjoining neighbours. For this reason, the proposed development is considered to be acceptable in terms of its potential impact on the residential amenity of neighbouring properties. As such the proposal is considered to comply with policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0331/FULL Continued

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 03) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 16.04.2019;
Proposed elevations and floor plans, received 16.04.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

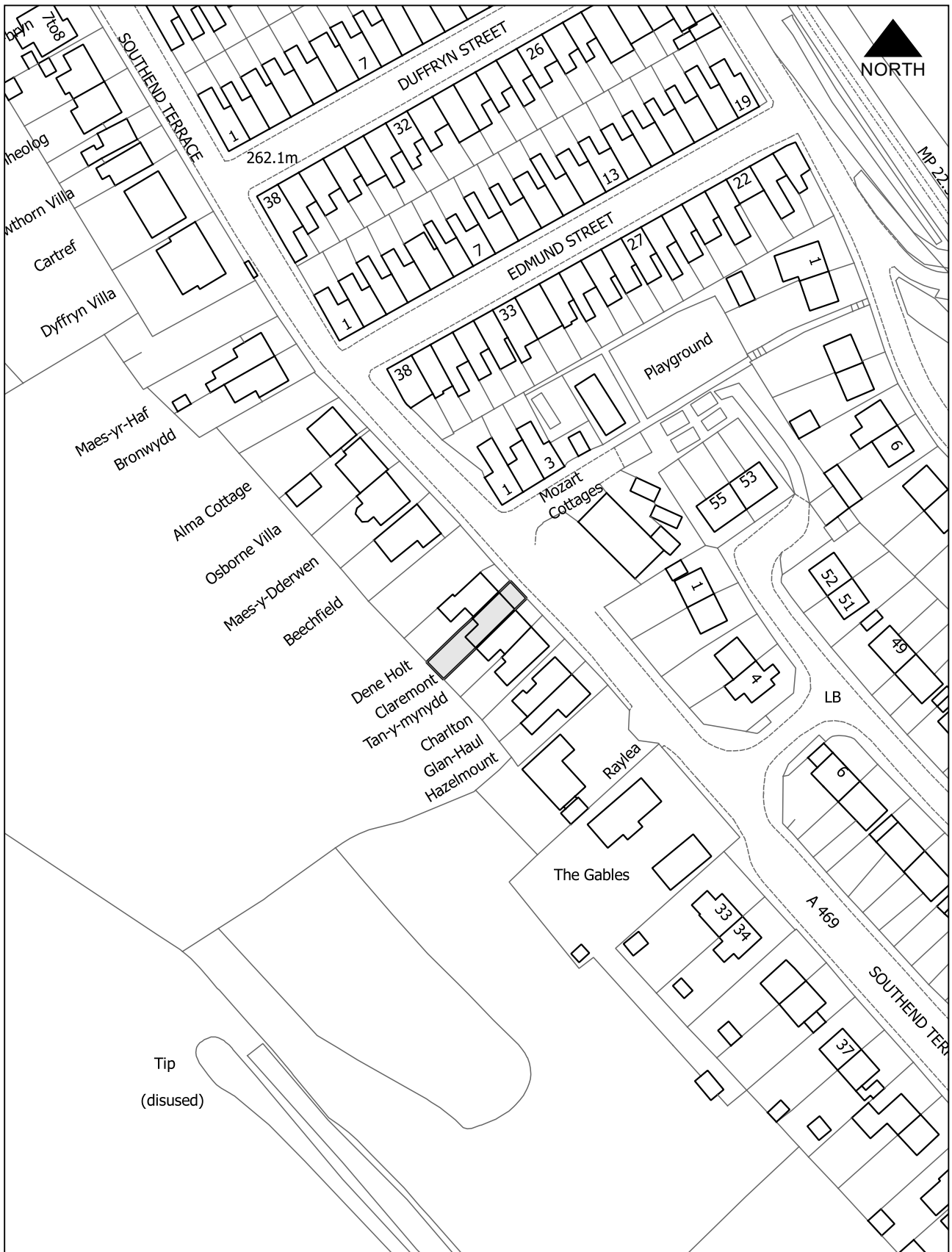
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Application No. 19/0331/FULL Continued

Advisory Note(s)

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

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



Agenda Item 13

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0360/RET 26.04.2019	Mr A Layman 64 Cae Collen Blackwood NP12 1FF	Retain and complete a rear single storey garden shed/store 64 Cae Collen Blackwood NP12 1FF

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Cae Collen, Blackwood.

House type: Two storey detached dwelling located on the corner of a cul-de-sac.

Development: Planning permission is sought to retain and complete a single storey garden shed/store within the rear curtilage of 64 Cae Collen.

Dimensions: The outbuilding has a maximum footprint of 3.9 metres in width by 5.25 metres in depth with a height of 2.2 metres to the eaves and 3.57 metres to ridge height.

Materials: Facing brick, concrete roof tiles, upvc glazing together with white fascia boards, soffits and rainwater goods to match the host dwelling.

Ancillary development, e.g. parking: 1.8 metre high facing brick privacy screen.

PLANNING HISTORY 2005 TO PRESENT

07/0432/FULL - Convert attic to include one en-suite bedroom - Granted 23.05.2007.

16/0920/FULL - Erect rear single-storey lounge - Granted 20.12.2016.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Cont....

Application No. 19/0360/RET Continued

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints) and advice contained within the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017).

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018) and Technical Advice Note 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? Due to the nature of the application and the amount of floor space created, building regulations approval is not required, however informative advice will be provided.

CONSULTATION

Ecologist - No objections.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and four neighbours were notified by letter.

Response: Two letters of response have been received objecting to the development together with the concerns of the objectors being represented by two local Ward Members and Blackwood Town Council. One letter of response has been received raising issues that are not pertinent to this application, and two letters in support of the development have been received.

Cont....

Application No. 19/0360/RET Continued

Summary of observations:

OBJECTOR, LOCAL WARD MEMBERS AND BLACKWOOD TOWN COUNCIL CONCERNS

1. The development is not a shed.
2. Excessive development at this property together with the amount of retrospective applications submitted to the Local Planning Authority.
3. The building will be used in connection with the applicant's landscaping business.
4. The proposal increases Flood Risk as a result of increased surface water run-off from this property.
5. The proposal sets a precedent for concreting garden areas and therefore increases the risk of flash flooding.
6. Loss of privacy as a result of previous development approved by the Local Planning Authority.
7. The previous permissions have resulted in significant light pollution to the occupier of 8 Llwyn Coed together with its impact upon birds and bats in the adjacent woods.
8. The applicant causes nuisance parking with his commercial vehicles.
9. On street nuisance car parking has reduced throughout the course of this application.
10. Concerns about future development proposals at the property.
11. The applicant should not be allowed to use land that the Council previously refused the occupiers of 6 Llwyn Coed to purchase.

REPRESENTATIONS RECIEVED IN SUPPORT

1. The neighbours most affected by the proposal (no. 62 Cae Collen) have no objection to the application.
2. The building works to date have been completed in a professional manner with the minimum disturbance to the immediate and wider surrounding neighbours.
3. The applicant has been invited to park any vehicles required in connection with the development within the curtilage or outside of a neighbouring property where not all of the off-street car parking spaces are utilised and this offer is extended indefinitely.
4. There has not been any disturbance to protected species outside of the curtilage of the application property and the birds and bats are thriving in the woodlands.
5. It is now difficult to ignore the personal vendettas of some neighbours against the applicant as efforts have been made to hinder the progress of completing the development.
6. The development is aesthetically pleasing.

Cont....

Application No. 19/0360/RET Continued

7. The applicants are friendly, helping, considerate and caring neighbours.
8. The neighbouring properties have not experienced flooding or disruption to the existing drainage networks.
9. The numerous complaints are burdening tax payers' money and officer time.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Having regard to the scale of the outbuilding, its relationship with the host dwelling together with the location of the outbuilding occupying a similar position as the applicant's former shed, it is not considered that the development would affect any protected wildlife species.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. Whilst the proposal presents a range of issues for consideration from the representations received, these will be addressed below, however the main issue in determining the application is whether the proposal is acceptable from a design perspective, whether the proposals would have an overbearing impact on the adjacent dwelling (no. 62 Cae Collen) and whether there would be any detrimental impact in terms of the amenity received by the occupiers of the neighbouring dwellings at Llwyn Coed.

Policy CW2 sets out the criteria relating to amenity. In design terms, the outbuilding is considered to be acceptable in terms of its design, scale, form, materials and fenestration, as such it is not considered that the proposed siting of the outbuilding would give rise to an unacceptable impact on the street scene or character of the surrounding area.

Cont....

Application No. 19/0360/RET Continued

In terms of its impact on no. 62 Cae Collen, a privacy screen commensurate with permitted development has been constructed along the common boundary to reduce any impacts in terms of loss of privacy. Furthermore, by virtue of the orientation of the rear gardens, it is not considered that there will be any significant overbearing or overshadowing impacts to the occupiers of no. 62 Cae Collen.

Turning to the impacts that the development may have upon the occupiers of the neighbouring properties at Llwyn Coed, the outbuilding is located in excess of 25 metres from the nearest habitable room windows across an intervening private drive together with a considerable proportion of the side elevation being hidden from view by the existing facing brick boundary wall. On the basis of these observations, it is not considered that the outbuilding results in any adverse impacts in terms of loss of privacy to the occupiers of the neighbouring properties at Llwyn Coed.

Subject to a condition imposed to any permission to control the use of the outbuilding, the proposal complies with policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2021.

Comments from consultees: None

Comments from public:

OBJECTOR, LOCAL WARD MEMBERS AND BLACKWOOD TOWN COUNCIL CONCERNS

1. The development is not a shed - The applicant has described the development as a shed, sheds can be built in materials other than traditional timber, but for the purposes of this report the development has been considered as an outbuilding within the rear curtilage of the property.
2. Excessive development at this property together with the amount of retrospective applications submitted to the Local Planning Authority - The planning history of the property has been provided. In total four applications have been submitted to the Local Planning Authority including the application subject of this committee, three of which have been submitted by the applicant, with this application being the only retrospective application submitted to the Local Planning Authority by the applicant.
3. The building will be used in connection with the applicant's landscaping business - This is speculative, however a condition to control the use of that building can be imposed to any consent granted.

Cont....

Application No. 19/0360/RET Continued

4. The proposal increases flood risk as a result of increased surface water run-off from this property - There are no restrictions to prevent householders from hardsurfacing the rear and side of their properties, furthermore, the applicant intends to capture any rainwater, however the resultant outbuilding is yet to be completed to comply with the request from the Local Planning Authority to cease works.

5. The proposal sets a precedent for concreting garden areas and therefore increases the risk of flash flooding - As stated above, there are no restrictions to prevent householders from hardsurfacing the rear and side of their properties.

6. Loss of privacy as a result of previous development approved by the Local Planning Authority -These are matters that have been addressed previously in other officer reports.

7. The previous permissions have resulted in significant light pollution to the occupier of 8 Llwyn Coed together with it impact upon birds and bats in the adjacent woods. This has no material bearing on the determination of the current application.

8. The applicant causes nuisance parking with his commercial vehicles - This has been investigated previously by the Local Planning Authority.

9. On street nuisance car parking has reduced throughout the course of this application - By the objector's admission it would appear that the situation has now changed.

10. Concerns about future development proposals at the property - This is speculative and should any future application be submitted to the Local Planning Authority, the merits of the application will be considered at that point in time.

11. The applicant should not be allowed to use land that the Council previously refused the occupiers of 6 Llwyn Coed to purchase - This is not a matter relevant to the determination of the application. This land is outside of the applicant's ownership and the Local Planning Authority cannot take into consideration speculative assumptions. At present, no breach of planning control has occurred and should any individual purchase the parcel of land to the rear of no. 64 Cae Collen, there would be a requirement for any future landowner to submit an application for consideration to the Local Planning Authority to change the use of the land for its intended purpose.

REPRESENTATIONS RECEIVED IN SUPPORT

1. The neighbours most affected by the proposal (no. 62 Cae Collen) have no objection to the application.

Cont....

Application No. 19/0360/RET Continued

2. The building works to date have been completed in a professional manner with the minimum disturbance to the immediate and wider surrounding neighbours.
3. The applicant has been invited to park any vehicles required in connection with the development within the curtilage or outside of a neighbouring property where not all of the off-street car parking spaces are utilised and this offer is extended indefinitely.
4. There has not been any disturbance to protected species outside of the curtilage of the application property and the birds and bats are thriving in the woodlands.
5. It is now difficult to ignore the personal vendettas of some neighbours against the applicant as efforts have been made to hinder the progress of completing the development.
6. The development is aesthetically pleasing.
7. The applicants are friendly, helping considerate and caring neighbours.
8. The neighbouring properties have not experienced flooding or disruption to the existing drainage networks.
9. The numerous complaints are burdening tax payers money and officer time.

In response to the representations received in support of the application, it is agreed that the property most affected by construction of the outbuilding are those of no. 62 Cae Collen, the immediate adjacent neighbour together with the scale, design and use of materials being sympathetic to the host dwelling. For all of the other supporting comments made these have been noted but the Local Planning Authority is unable to comment in respect of those additional supporting comments.

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

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

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 19/0360/RET Continued

This permission is subject to the following condition(s)

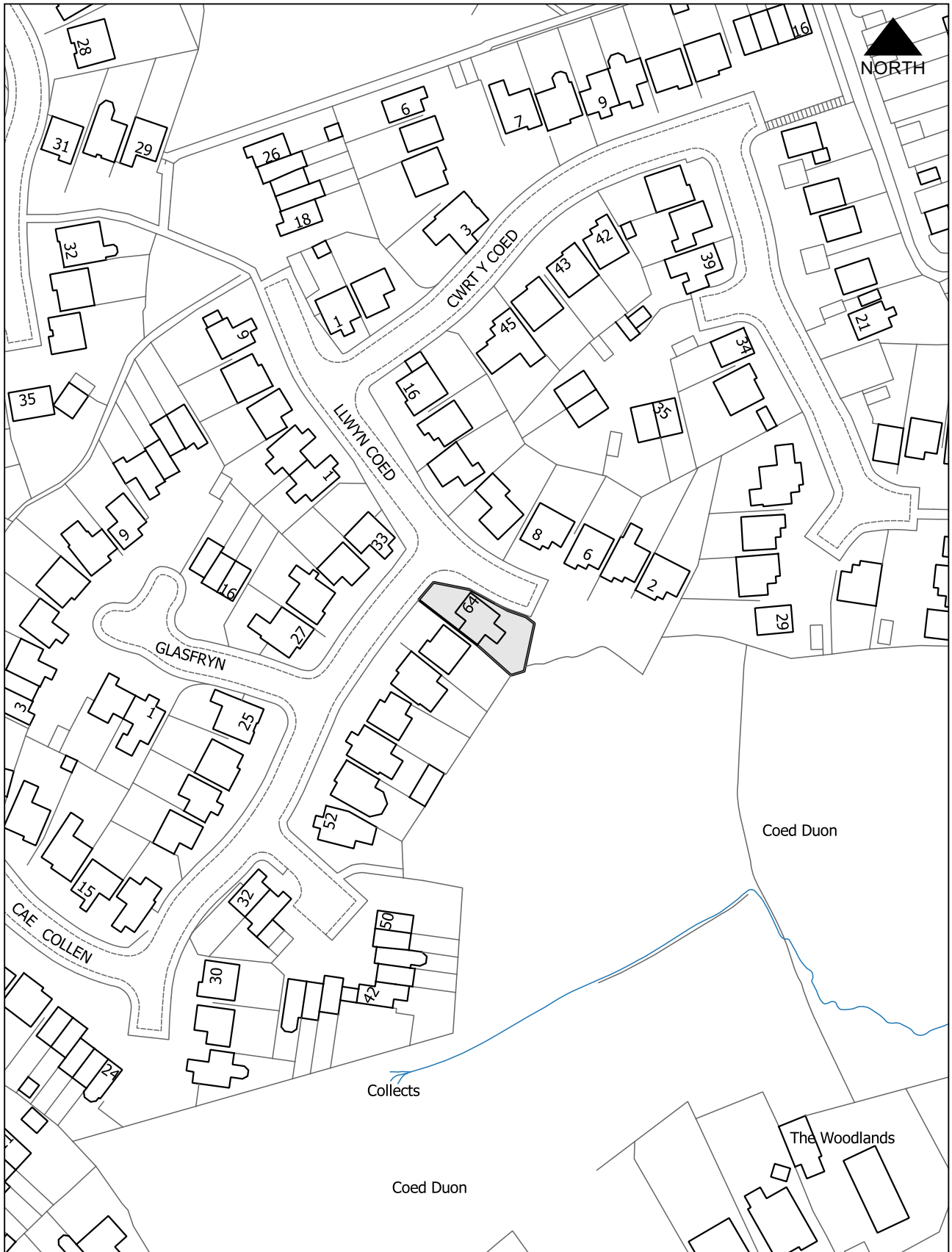
- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Dwg. No. 25-4-19/1 Site Location Plan, Floor Plan and Section received on 26.04.2019; and
Dwg. No. 25-4-19/2 Block Plan and Elevations received on 26.04.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The use of the outbuilding hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwelling at 64 Cae Collen, Blackwood and for no other purpose.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

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

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

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



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Agenda Item 14

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0453/FULL 04.06.2019	Mr & Mrs Ackerman Grove Lodge High Street Blackwood NP12 1BE	Erect a dormer loft conversion to the rear elevation, existing attic rooms and staircase application for the use as habitable rooms Grove Lodge High Street Blackwood NP12 1BE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Grove Lodge, High Street, Blackwood, NP12 1BE.

Site Description: The application property is a detached bungalow with attached annex located to the west of High Street in Blackwood. To the west of the application property is the neighbouring detached property (The Dorics), to the north of the site is a tree line and beyond that located at a higher level is number 8 Parklands a detached building housing two apartments. To the south is the access road with a business use (Gibbon Equipment Hire) located beyond. To the east is High Street (B4251).

Development: Loft Conversion including provision of dormer window to the rear roof slope.

Dimensions:

The proposed dormer window will measure approximately 16m in length by 3.7m in depth with an overall height of 2.5m.

Materials: The existing Bungalow is finished in face brickwork walls and concrete interlocking roof tiles. The proposed dormer window will be clad in a grey fibre cement weatherboarding with the dormer roof in a rubber membrane.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 19/0453/FULL Continued

POLICY

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

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

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a High risk area but as the development is Householder Development on the Coal Authority's Exemptions List no Coal Mining Risk Assessment is required and it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Ecologist - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters.

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

Summary of observations: None.

Cont....

Application No. 19/0453/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

ANALYSIS

Policies:

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

This application is being reported to Planning Committee as one of the applicants is employed by the Local Authority.

The proposed dormer window would be located on the rear roof slope of the bungalow. It would be substantial in length at 16m long and its flat roof design does not accord with the design advice contained within Supplementary Planning Guidance note LDP7 (Householder Development). In considering the visual impact of the proposed development, regard has been had to the site specific context including the property's location and the existing screening present. This application property is accessed from a private road and is located in excess of 30 metres from High Street set behind tree screening. The application property is not therefore prominently visible from the main road and the proposed dormer located on the rear roof slope would have no significant visual impact on the character of the area.

Cont....

Application No. 19/0453/FULL Continued

The views from the proposed windows contained within the dormer will be northwards and a significant row of trees are located adjacent to the application site providing a good degree of screening. In this context the proposed dormer window will not be significantly visible in the locality and this heavily mitigates the visual impact of the dormer with only the sides of the dormer being visible from outside the immediate confines of application site. It is considered that the position of the application dwelling and existing tree screening limit the visual impact of the development and it would have an acceptable impact on the character of the area according with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. The primary view from fenestration in the proposed dormer window would be to the rear northern boundary which as discussed has substantial tree screening present. The properties on Parklands road to the north are at a substantially higher level than the application site and there would be no unacceptable overlooking introduced by the development given the level difference and existing vegetation. The adjacent property to the west (The Dorics) would not be unacceptably impacted noting that no fenestration would directly overlook their property and other parts of the application dwelling are closer to their boundary than the proposed dormer. No other residential property would be materially impacted by the development. The development accords with adopted Local Development Plan Policy CW2 (Amenity).

The development would not alter the existing parking arrangements for the application property and the alterations would not require additional parking provision under the adopted Parking Guidelines. The development accords with Policy CW3 (Highways). The property would retain sufficient amenity space following the development.

Comments from Consultees: None.

Comments from public: None.

Other material considerations:

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

The proposed development would have an acceptable visual impact and would not have any unacceptable impact on neighbour amenity. It is recommended for approval accordingly.

Cont....

Application No. 19/0453/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:
 - Site Location Plan, received 23.05.19;
 - Block Plan, received 23.05.19;
 - Proposed Elevations, drawing reference GL-P/01, received 23.05.19;
 - Proposed Floorplans, drawing reference GL-P/02, received 23.05.19;
 - Existing and Proposed Roof Plans, drawing reference GL-R/01, received 23.05.19.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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.

Advisory Note(s)

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

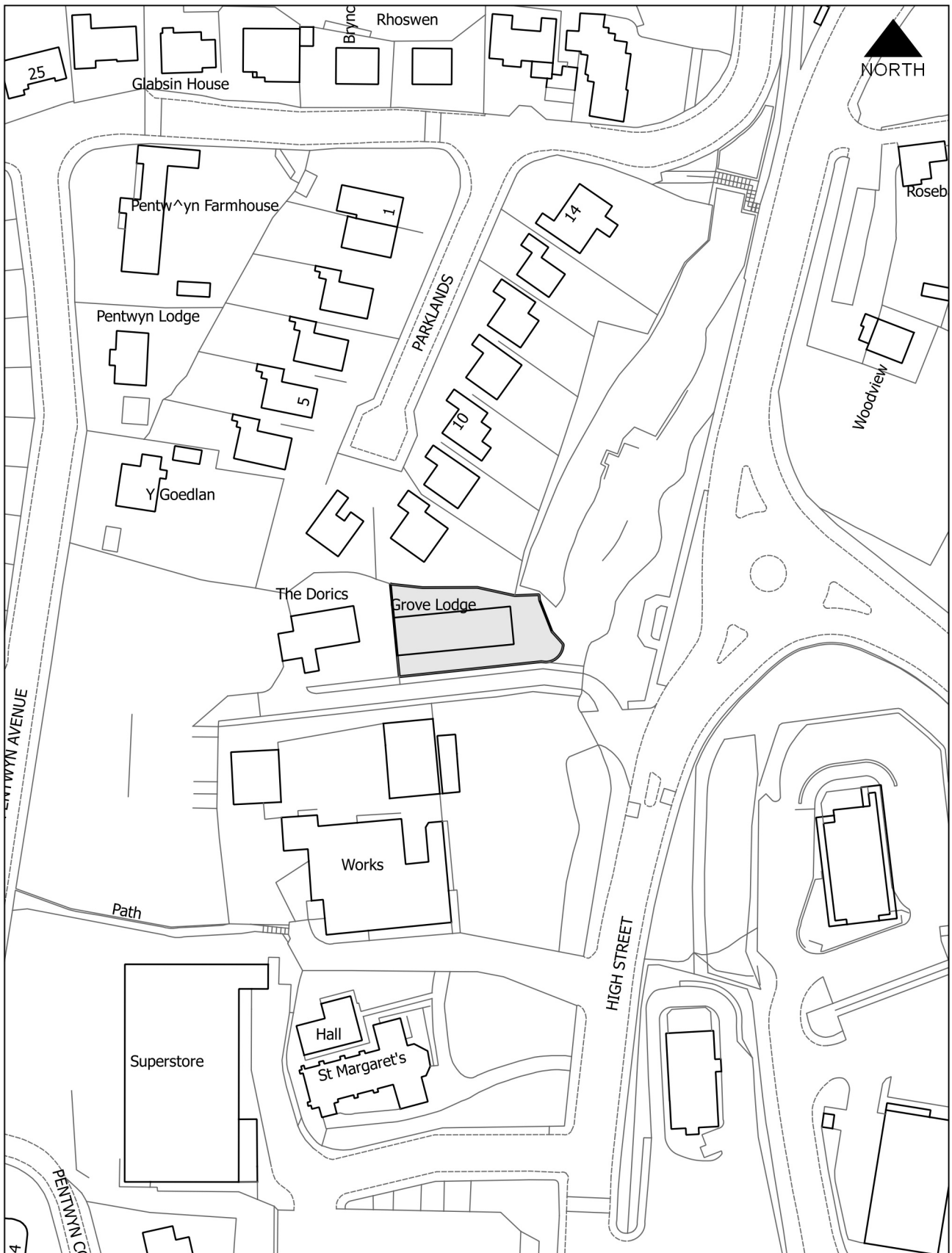
Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space.

Cont....

Application No. 19/0453/FULL Continued

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.



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PLANNING COMMITTEE – 17 JULY 2019

SUBJECT: PLANNING ENFORCEMENT CHARTER

REPORT BY: INTERIM CORPORATE DIRECTOR COMMUNITIES

1. PURPOSE OF REPORT

1.1 To inform members of the Planning Committee of, and seek their comments about the adoption of a Planning Enforcement charter.

2. SUMMARY

2.1 The Planning Enforcement team within the Regeneration and Planning service is an important part of Development Management, ensuring that appropriate action is taken against unauthorised development, where expedient. In recent years, the number of staff in the team has declined from six to two, and therefore it is essential to have a charter that sets out a realistic standard of service, which is clear to the public, members and officers alike.

2.2 The Charter explains the principles of Planning Enforcement, the process, the service standards, and the contact details.

3. RECOMMENDATIONS

3.1 That members note the contents of the Planning Enforcement Charter, which will be adopted and form the basis of the service.

4. REASONS FOR THE RECOMMENDATIONS

4.1 The Planning Enforcement service needs a clear process and set of standards, that also reflect the limited resources available. It also has to be clear to the members of the public engaging with the local planning authority what level of service they can expect.

5. THE REPORT

5.1 The Council as local planning authority (LPA) has powers to take enforcement action against development carried out without the appropriate consent under planning legislation. While all valid complaints will be investigated, it is not always possible or expedient for the LPA to take action. The purpose of this charter is to explain the basis on which the LPA will investigate breaches of the planning statutes, and in what circumstances they will take action. A copy of the Charter is attached as Appendix A.

5.2 This Charter seeks to:-

- Provide an overview of the planning enforcement system, including a summary of what may constitute a breach of planning control
- Detail the enforcement processes and powers available to the Council
- Identify policies and procedures which set out how the Caerphilly County Borough Council Planning Enforcement team will deal with enforcement complaints in a fair,

- reasonable and consistent manner
- Set out the service standards that we strive to achieve to ensure that enforcement complaints are dealt with in a timely manner, and that complainants are advised of the outcome of such investigations at appropriate stages

The Charter is not an authoritative source in respect of the legislation and policy, and does not bind the Council in those regards.

5.2 **Conclusion**

The Planning Enforcement Charter attached at Appendix A provides a sound basis for the provision of that service, which is clear to the public, and officers and members of the Council.

6. **ASSUMPTIONS**

- 6.1 The Charter has been formulated on the assumption that existing staffing levels will be maintained, and complaint levels will not increase significantly (an average of 362 per year between 2014 and 2018).

7. **LINKS TO RELEVANT COUNCIL POLICIES**

7.1 **Corporate Plan 2018-2023.**

There are no direct links between this Charter and objectives of the Corporate Plan

7.2 **Caerphilly County Borough Local Development Plan up to 2021**

The Local Development Plan is the statutory framework for the development and use of land within Caerphilly County Borough. Planning enforcement plays a significant part in the delivery of the policies of the plan, particularly those relating to amenity, and highway safety.

8. **WELL-BEING OF FUTURE GENERATIONS**

- 8.1 Welsh Government document Planning Policy Wales states the following.

The planning system manages the development and use of land in the public interest, prioritising long term collective benefit, contributing to improving the economic, social, environmental and cultural well-being of Wales. It must reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, ensuring the sustainable management of natural resources and protecting, promoting, conserving and enhancing the built and historic environment.

The planning enforcement regime plays its part in that system thereby contributing to well-being in general, and more particularly prosperity, resilience, cohesive communities, and a globally responsible Wales.

- 8.2 The introduction of the charter will allow the enforcement team to provide a service in the long term, ensuring that problems are prevented from occurring or getting worse. The team works in an integrated and collaborative manner with other agencies within and outside the Council, and where appropriate involves the public.

9. **EQUALITIES IMPLICATIONS**

- 9.1 An EIA screening has been completed in accordance with the Council's Strategic Equality Plan and supplementary guidance. No potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EIA has not been carried out.

10. FINANCIAL IMPLICATIONS

10.1 There are no financial implications.

11. PERSONNEL IMPLICATIONS

11.1 There are no personnel implications.

12. CONSULTATIONS

12.1 No adverse comments have been received from consultees.

13. STATUTORY POWER

13.1 This report relates to an internal procedure to be adopted by the Council in respect of the provision of a service to the public under the Town and Country Planning Act 1990 and related statutes.

Author: Tim Stephens - Planning Services Manager
Consultees: Councillor Eluned Stenner - Cabinet Member for Environment and Public Protection
Councillor Mike Adams – Chair of Planning Committee
Councillor Andrew Whitcombe – Vice Chair of Planning Committee
Mark S Williams – Interim Corporate Director - Community & Leisure Services
Rhian Kyte – Head of Regeneration and Planning
Richard Crane - Senior Solicitor
The Development Management team

Background Papers: Town and Country Planning Act 1990
Welsh Government planning guidance: Development Management Manual

Appendices:
Appendix A Planning Enforcement Charter

APPENDIX A

A guide to the Enforcement of Planning Control in Caerphilly County Borough Council

Summary

The Council as local planning authority (LPA) has powers to take enforcement action against development carried out without the appropriate consent under planning legislation. While all valid complaints will be investigated, it is not always possible or expedient for the LPA to take action. The purpose of this charter is to explain the basis on which the LPA will investigate breaches of the planning statutes, and in what circumstances they will take action.

This Charter seeks to:-

- Provide an overview of the planning enforcement system, including a summary of what may constitute a breach of planning control
- Detail the enforcement processes and powers available to the Council
- Identify policies and procedures which set out how the Caerphilly County Borough Council Planning Enforcement team will deal with enforcement complaints in a fair, reasonable and consistent manner
- Set out the service standards that we strive to achieve to ensure that enforcement complaints are dealt with in a timely manner, and that complainants are advised of the outcome of such investigations at appropriate stages

This Charter is not an authoritative source in respect of the legislation and policy, and does not bind the Council in those regards.

1. Introduction

1.1 The Town and Country Planning Act 1990 provides the Council as LPA with the powers to serve an enforcement notice where it is expedient to issue one, having regard to the provisions of the development plan and to any other material considerations. That means that the Council will not serve a notice in every case, and will often look to resolve breaches of Planning legislation by other means, such as removing the unauthorised development through negotiation, or by getting the developer to submit an application to secure planning permission retrospectively.

1.2 The planning enforcement function is carried out by the Council's Planning Enforcement Officers within the Regeneration and Planning Service of the Communities Directorate. They can be contacted either on line at:

XXX XXX

Or by phone on

XXX XXX

1.3 Welsh Government policy on planning enforcement is set out in section 14 of its Development Management Manual which can be found at the following website:

<https://gov.wales/sites/default/files/publications/2018-10/development-management-manual.pdf>

2. What is a Breach of Planning Control?

2.1 The main breaches of planning control are:

- Carrying out building works or engineering operations, or materially changing the use of land or buildings, without the necessary planning permission;
- Where planning permission has been granted but the approved plans or the conditions attached to the approval have not been complied with.
- Unauthorised works to a Listed Building that affect its character as a building of special architectural or historic interest;
- Unauthorised demolition in a Conservation Area;
- Unauthorised display of advertisements;
- Unauthorised works to trees protected by Tree Preservation Order (TPO) or because of they are in a Conservation Area;
- Untidy land or buildings that may be adversely affecting the amenity of an area.

3. Determining whether action should be taken

3.1 Welsh Government's Development Management Manual states that effective enforcement underpins the whole Development Management function. The decisive issue is to consider whether the breach of planning control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. The intention should be to remedy the effects of the unauthorised development, not to punish the people carrying out the operation or use.

- 3.2 The Manual emphasises that
- Any enforcement action should be commensurate with the breach of planning control to which it relates;
 - It is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity; and
 - Enforcement action should not be taken simply to regularise development for which permission had not been sought but which is otherwise acceptable.
- 3.3 When investigating an alleged breach of planning control the LPA always tries to ensure that decisions are taken concerning the most appropriate way forward in an effective and timely manner. This does not, however, mean that formal action will be taken. Indeed such action is limited to the most serious cases where harm arises and action is warranted in the public interest.
- 3.4 In the majority of cases, even where breaches are identified, we will seek to resolve them informally, which may include:
- Informal negotiation with an owner or developer to remove a breach, or to make changes to a development such that it no longer constitutes a breach, or no longer causes material harm;
 - Seeking the submission of a planning application to regularise a breach, which may include the need to comply with conditions to mitigate any harm caused by the development;
 - Concluding that no harm arises from the breach, such that it is not expedient for the Council to take the matter further.
- 3.5 When we investigate complaints, and these are found to require planning permission we will undertake an initial assessment to determine whether the development would be acceptable judged against the policies within the Council's adopted Local Development Plan, and other material considerations such as Welsh Government policy, and decisions taken by The Planning Inspectorate.
- Where we consider that such development is likely to be acceptable, and it is minor, e.g. a garden shed, we will advise the developer that it is not expedient to take action, but the development is unlawful, and they may wish to regularise the matter by submitting a planning application.
- Where the development is more significant and could be made acceptable by conditions, we will usually seek submission of an application to regularise the development.
- However, where unauthorised development has adverse impacts that cannot be controlled adequately by condition, we will serve an enforcement notice seeking its removal.
- 3.6 There are time limits for taking enforcement action: four years in the case of unauthorised buildings, and 10 years for unauthorised changes of use or failures to comply with planning conditions.
- 3.7 There are rights of appeal against enforcement notices to The Planning Inspectorate details of which can be found at the following website:

If an appeal is received, no further action can usually be taken until the appeal has been determined.

4. Reporting a Breach of Planning Control

4.1 Anyone can report a breach of planning control. Please be assured that a complainant's details will remain confidential and will not be publicly available. The Freedom of Information Act 2000 and the Environmental Information Regulations 2004 give a general right of access to information and environmental information held by public authorities. While the presumption will always be in favour of disclosure of such information, having regard to the wider principles of promoting accountability and transparency in the planning process, in respect of enforcement complaints details will be treated in strictest confidence.

Accordingly, while requests to disclose the identity of a complainant are likely to be resisted because it would discourage others from reporting alleged breaches of planning control to the Council, thereby prejudicing the proper enforcement of planning laws, each request will have to be considered individually to establish whether an exemption applies.

4.2 We will only act upon a complaint where we receive it in writing (including by email) or via the Planning Enforcement complaints section of the Council's website. You may phone the Planning Enforcement team to notify us of a breach of planning control but you will be advised to submit the written request before we take the matter any further.

4.3 All complaints should be accompanied by the following evidence.

1. Allegations of unauthorised buildings and structures including fences, and alterations to listed buildings.

The address of the site where the work is taking place

The location on the site of the alleged breach

A description of the development taking place supported where possible by photographs

Details of when the unauthorised works were commenced or completed

2. Allegations of unauthorised changes of use

The address of the site where the use is taking place

The location on the site of the alleged breach

A description of the change of use taking place

A log of the occasions on which you have observed the alleged change of use, being a minimum of at least five occasions on five separate days, with a full description of the activities, and supported where possible by photographs

Details of how long the alleged breach has been taking place

3. Failure to comply with planning conditions or approved plans

The address of the site where the alleged breach is taking place

The location on the site of the alleged breach

Which plan or condition the developer is failing to comply with, and in what manner, supported if possible by photographs

Details of how long the alleged breach has been taking place

A log of the occasions on which you have observed the alleged breach taking place, being a minimum of at least five occasions on five separate days, with a full description of the activities, and supported where possible by photographs

4. Untidy land or buildings

The address of the site where the work is taking place

The location on the site of the alleged breach

A description of the site's condition supported where possible by photographs

Details of how long the alleged breach has been taking place

The complaint will not be registered and acted upon unless that information is submitted.

4.4 All complainants must provide full contact information, and ideally an email address, so that we can inform them of our investigations. Anonymous complaints will not be investigated unless the Council's officers determine that the nature of the complaint is sufficiently serious that it may require immediate action by the Council in terms of public amenity, or includes irreversible actions that involve serious breaches resulting in significant harm.

4.5 Planning Enforcement complaints can be made in the following manner.

ONLINE by completing the Enforcement Complaint Form at the Council's website

BY EMAIL to: PlanningEnforcement@

IN WRITING TO: Planning Enforcement, Tredomen House, Tredomen Park, Ystrad Mynach, Hengoed, CF82 7WF

4.6 The LPA will not normally investigate some complaints, such as neighbour disputes over boundaries or complaints over anti-social behaviour as they relate to matters over which planning legislation has no control. Where officers consider the complaint relates to such matters where there are private or civil law solutions, the Council will not become involved. In such cases you will be advised of this and, if possible, where the complaint could be directed.

5. How Do We Deal With Complaints?

5.1 On receiving a valid complaint fully supported by the appropriate evidence we will

- Register the complaint in the Council's Enforcement System
- Acknowledge the complaint in writing within 5 working days from receipt (by email where the address is provided), providing:-
 - o The Enforcement Case reference number
 - o The name and contact details of the investigating Enforcement Officer

The Council will seek to ensure that 100% of complaints are registered and acknowledged in writing within 5 working days of receipt.

5.2 Following registration and acknowledgement of a complaint we will

1. Undertake any relevant initial research which may assist in identifying whether the complaint constitutes unauthorised development. Depending on the findings, the complaint may not be investigated any further.

2. Carry out a site visit to gather information and evidence relating to the alleged breach of planning control, including taking notes and photographs from the site or adjoining land. Depending on the findings, the complaint may not be investigated any further.

At the end of either of these stages, if the development under investigation is found to be unauthorised, the LPA may come to the view that it is not expedient to take further action. In all cases, a short report will be prepared, taking account of the relevant matters, explaining why the LPA has come to that conclusion.

5.3 The timescales for those activities will depend on how serious officers consider the breach to be. In some case a site visit and initial investigation will be made no later than the next working day following the registration of the complaint. In most other cases a site visit and initial investigation will be made within ten working days of receipt.

5.4 Following the appropriate investigations, officers will come to one of the following conclusions:

1. That there has not been a breach of planning control

2. That there has been a breach, but it would not be expedient to pursue further action.

3. That a breach has occurred, and action is expedient

The action can include requesting the submission of a planning application, negotiating the removal of the breach, or to take enforcement action to remove the breach

4. Notify the complainant in writing of the outcome of the investigation phase, including information on the next stages of the investigation where relevant.

5. Notify the owner or developer of the conclusions of the investigation phase, including details of the next stage of the investigation where a breach of planning has been identified and it is expedient to pursue the matter further

The Council will look to advise complainants in writing (including email) of the conclusion of this phase of the investigation within 12 weeks of the receipt of the original case, in 90% of cases. In all cases, a short report will be prepared, taking account of the relevant matters, explaining why the LPA has come to that conclusion.

5.5 There are a number of actions the Council can take to try to resolve a breach of planning control including, encouraging the submission of a planning application, removal through negotiation, serving an enforcement notice, prosecution following the service of an enforcement notice and the exhaustion of any appeal procedure, and in some cases direct action to remove the breach. The Council will strive to ensure that such action is taken in no fewer than 80% of cases within 180 days of the complainant being advised of the course of action.

5.6 The term 'enforcement action' encompasses a number of procedures which are summarised below.

- Enforcement notice: this is usually served against unauthorised operational development or changes of use.
- Breach of condition notice: as the name suggests, this is served to secure compliance with a condition on a planning permission e.g. one that limits hours of operation
- Temporary stop notice: this is a new procedure which can require an activity which is a breach of planning control to stop immediately, but ceases to have effect after 28 days. Before issuing, the LPA must consider the consequences of the notice, including any implications in respect of the Human Rights Act 1998, and the Equalities Act 2010
- Enforcement warning notice: this is served to provide a developer with a clear indication that if an application for planning permission is submitted, adequate controls could be applied to the development by conditions to make it acceptable.
- Section 215 notice: this is served on land and buildings to require their proper maintenance.
- Stop notice: this can be served in conjunction with an enforcement notice when there is a severe amenity problem. Before issuing, the LPA must consider the consequences of the notice, including any implications in respect of the Human Rights Act 1998, and the Equalities Act 2010. There are also compensation implications if the notice is later withdrawn, varied or quashed at appeal
- Injunction: this is usually used at the end of a long process of enforcement action.
- Completion notice: this requires development to be completed within a certain time, otherwise the planning permission will cease to have effect for the uncompleted part of the operations.

5.7 It is difficult to predict a general timescale for the closure of enforcement cases. Some developers recognise their mistake immediately, are cooperative, and the breach is removed or planning permission is secured fairly promptly. Others will refuse to resolve the breach despite being prosecuted and fined. There are also rights of appeal to The Planning Inspectorate. Therefore the Council cannot commit to any targets for the closure of enforcement cases. The LPA will, however, always seek to ensure final resolution of enforcement cases at the earliest opportunity, and will pursue all appropriate and reasonable action to secure resolution.

Agenda Item 16

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
19/0313/FULL 11.04.2019	Mrs J Randhawa 9-10 Hanbury Road Bargoed CF81 8QS	Alter existing shop front to facilitate subdivision of existing shop (A1 Use) at ground floor level into 2 separate A1 retail units Regi's 9 - 10 Hanbury Road Bargoed CF81 8QS	Refused 07.06.2019
19/0314/FULL 12.04.2019	Mr & Mrs G Jenkins 9 Sunnybank Road Blackwood NP12 1HY	Erect single storey extension to rear of dwelling and alterations to windows and doors on side elevation 9 Sunnybank Road Blackwood NP12 1HY	Granted 07.06.2019
19/0207/FULL 11.03.2019	Mr & Mrs A Deem Hurstville Waunfawr Park Road Crosskeys Newport NP11 7PH	Erect two storey side extension Hurstville Waunfawr Park Road Crosskeys Newport	Granted 10.06.2019
19/0226/FULL 19.03.2019	Mr & Mrs Jones 29 Druids Close Caerphilly CF83 2XR	Erect a single storey rear extension and new fair faced brickwork boundary wall 29 Druids Close Caerphilly CF83 2XR	Refused 10.06.2019
19/0317/FULL 12.04.2019	Mr R Gemmell 13 High Street Pengam Blackwood NP12 3SY	Erect single storey extension, detached garage and new gable loft extension Noddfa 41 Hengoed Road Penpedairheol Hengoed	Granted 10.06.2019
19/0319/COND 15.04.2019	Mr & Mrs R Williams 6 Elidyr Road Treowen NP11 3EE	Discharge condition 4 (Bats) of planning consent 19/0112/FULL (Erect two storey rear extension) 6 Elidyr Road Treowen Newport NP11 3EE	Decided - Discharge of Conditions 10.06.2019
19/0321/CLPU 15.04.2019	Mr & Mrs Wall 24 Lon Fawr Caerphilly CF83 1DA	Obtain a Lawful Development Certificate for proposed erection of a single storey rear extension 24 Lon Fawr Caerphilly CF83 1DA	Granted 10.06.2019

19/0323/COND 15.04.2019	Mr James 14 Cwmtorlais Road Newbridge Newport NP11 4LY	Discharge Conditions 4 (Roosting Bat Provision), Condition 5 (Breeding Bird Provision), Condition 7 (Parking Provision) and Condition 8 (Boundary Treatment) of planning consent 19/0080/FULL (Erect two storey extension to side and rear of existing dwelling) 14 Cwmtorlais Road Newbridge Newport NP11 4LY	Decided - Discharge of Conditions 10.06.2019
19/0325/FULL 15.04.2019	Mr A Isaac 10 Kingsley Place Senghenydd Caerphilly CF83 4HD	Demolish existing rear extension and erect a new single storey rear extension 10 Kingsley Place Senghenydd Caerphilly CF83 4HD	Granted 10.06.2019
19/0179/CLPU 06.03.2019	Mr N Sardar Valley Manor Nursing Home Southend Terrace Pontlottyn CF81 9RN	Obtain a Lawful Development Certificate for proposed C2 use as a residential adult care and training centre Valley Manor Nursing Home Southend Terrace Pontlottyn Bargoed	Granted 11.06.2019
19/0192/FULL 08.03.2019	Mr & Mrs Evans Heather Cottage Heolddu Road Gelligroes NP12 2GZ	Construct a two storey dwelling with habitable loft and new access off Heolddu Road to provide 2 No. parking spaces for Heather Cottage Land Adjacent To 4 Heolddu Road Gelligroes Pontllanfraith Blackwood	Refused 12.06.2019
19/0255/FULL 26.03.2019	Mrs J Sweet 37 Manor Park Newbridge Newport NP11 4RT	Erect a glass balustrade balcony 37 Manor Park Newbridge Newport NP11 4RT	Granted 12.06.2019
19/0257/CLPU 26.03.2019	Mr Sanger 24 Maes-Y-Drudwen Caerphilly CF83 2QG	Obtain a Lawful Development Certificate for proposed erection of a conservatory to the rear elevation 24 Maes-Y-Drudwen Caerphilly CF83 2QG	Granted 12.06.2019

19/0312/COND 11.04.2019	Mr M Pope 9 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Discharge Condition 05 (drainage), Condition 06 (contamination), Condition 09 (access), Condition 10 (vision splay), Condition 13 (woodland belt retention), Condition 14 (amended bat roost provision) and Condition 15 (amended bird breeding provision) of planning consent 17/1080/OUT (Erect detached self-build dwelling) Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane	Decided - Discharge of Conditions 12.06.2019
19/0316/COND 12.04.2019	Mr M Pope 9 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Discharge Condition 04 (Landscaping - standard) of Planning Consent 18/0463/RM (Seek approval of the reserved matters regarding details of appearance, landscaping, layout and scale in relation to planning consent 17/1080/OUT (Erect detached self-build dwelling) Plot 5 Land Adjoining Islwyn Indoor Bowls Centre Gelli Lane	Decided - Discharge of Conditions 12.06.2019
19/0424/NMA 15.05.2019	Mr C Marshal 24 Hospital Road Penpedairheol Hengoed CF82 8DG	Seek approval of a non-material amendment of planning consent 17/0865/FULL (Convert bungalow to dormer bungalow, change hip roof to gable, with box dormer to the rear elevation and dormer windows to the front elevation) to amend the internal layout 24 Hospital Road Penpedairheol Hengoed CF82 8DG	Granted 12.06.2019

<p>19/0258/COND 26.03.2019</p>	<p>Mr M Bryant 10 St. Andrews Crescent Cardiff CF10 3DD</p>	<p>Discharge condition 03 (Land and surface water drainage)and 7 (Hard and soft landscaping) of planning consent 18/1067/FULL (Partially demolish and make external alterations to existing building create drive through lane outdoor seating area and associated works and remove condition 4 of planning consent P/03/0956 in respect of opening hours) Unit 6 Gallagher Retail Park Parc Pontypany Caerphilly</p>	<p>Decided - Discharge of Conditions 13.06.2019</p>
<p>19/0266/COND 29.03.2019</p>	<p>Mr A Davies 6 Station Terrace Nelson Treharris CF46 6ED</p>	<p>Discharge conditions 01 (Commencement), 02 (Approved Plans), 03 (Drainage), 04 (Dry stone wall retention), 05 (Bat Mitigation), 06(Nesting Bird Mitigation), 07 (Ground Stability), 08 (Contamination - Scheme To Treat), 09 (Contamination - Soil Import Testing), 10 (Contamination- Validation), 11 (Parking), 12 (Parking Provision), 13 (Rainwater), 14 (Footway Provision) and 15 (Height Limit - Front Walls) of planning consent 18/0847/NCC (Vary condition 02 (Approved plans) of planning consent 17/0822/FULL (Erect a two storey, 4-bed detached house with single storey rear extension and attic rooms in the loft) to increase size of porch and rear extension, change from 2 smaller windows front stairwell to 1 larger window and change to double cabrio roof window at front) Plot 2 Land At Grid Ref 311590 195097 Heol Fawr Nelson</p>	<p>Decided - Discharge of Conditions 13.06.2019</p>

19/0328/COU 17.04.2019	Mrs V Jaskola 4 Nydfa Road Pengam Blackwood NP12 3SX	Change the use class of the premises from B1 (Business) to D1 (Non Residential) SERS Energy Solutions Ltd Offices Nyddfa Yard Pengam Blackwood	Granted 13.06.2019
19/0333/FULL 18.04.2019	Mr D Lewis 6 Pantycefn Road Markham NP12 0PX	Provide ramped wheelchair access from rear door to the rear garden in order to improve ease of access for the resident, provide paving area to rear garden to allow use of garden and ramped wheelchair access to side path to allow access to public footpath as requested by Occupational Therapist 6 Pantycefn Road Markham Blackwood NP12 0PX	Granted 13.06.2019
19/0404/NMA 10.05.2019	Mr D Bartlett Shangri La Bryn Road Pontllanfraith Blackwood NP12 2EY	Seek approval for non-material amendment to planning consent 16/0532/FULL (Replace boundary walls and fences including new main access gate) to amend slide front gate to open gates Shangri La Bryn Road Pontllanfraith Blackwood	Granted 13.06.2019
19/0127/OUT 13.02.2019	Mr A Tiley 84 Bailey Street Deri Bargoed CF81 9HW	Erect a detached dwelling Land At 104 Bailey Street Deri Bargoed	Granted 17.06.2019
19/0142/FULL 20.02.2019	Mr S Lobodzinski 35 Coronation Crescent Fochriw Bargoed CF81 9LE	Erect single storey extension to side and rear 35 Coronation Crescent Fochriw Bargoed CF81 9LE	Granted 17.06.2019

19/0157/COND 26.02.2019	United Welsh Housing Association C/O Asbri Planning Ltd Miss G Thomas Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge conditions 3 (Drainage), 4 (Working Method Statement), 10 (Footway Provision), 15 (Hedgerow Translocation), 16 (Lighting Scheme for Bats), 17 (Bat Roost Provision), 18 (Bird Nesting Provision) and 19 (Materials) of planning consent 17/0966/FULL (Construct 14 dwellings and associated works) Land At Grid Ref 314811 190057 De Winton Terrace Llanbradach	Decided - Discharge of Conditions 17.06.2019
19/0362/NMA 30.04.2019	Apollo Capital Projects Mr R James 8 Village Way Green Meadows Business Park Cardiff CF15 7NE	Seek non material amendment of planning application 17/0936/FULL(Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) to reduce the roof height by circa 1000mm, change of the roof covering to reconstituted slate, change of material on the front protruding 'annex' to render and removal of the stone from the southern gable end Former Church Hall Church Street Llanbradach Caerphilly	Granted 17.06.2019
19/0414/NMA 14.05.2019	Mr D Long UNIT 12A Gilchrist Thomas Industrial Estate Blaenavon Pontypool NP4 9RL	Seek approval of a non- material amendment to planning consent (16/0656/FULL Erect a residential development of 10 no. dwellings and associated works) for amendments to layout, materials, parking and landscaping Land To East Of Eastview Terrace Eastview Terrace Bargoed CF81 8LT	Granted 17.06.2019

19/0200/TPO 07.03.2019	Mr T Morgan Lower Lodge - Woodfield Park Park View Bungalows Penmaen Oakdale Blackwood NP12 ODE	Carry out various works to trees including reduce limbs, remove deadwood and cut off ivy of horse chestnut, lime, sycamore and oak trees overhanging the B4251 Penmaen Road (Tree Preservation Order 119/81/GCC) Lower Lodge - Woodfield Park Park View Bungalows Penmaen Oakdale	Granted 18.06.2019
19/0335/FULL 18.04.2019	Mr K McCole 35 Dol Y Pandy Bedwas CF83 8HL	Erect 3 bedroom detached dwelling Land Within Curtilage Of 61 Brynfedw Bedwas Caerphilly CF83 8AP	Granted 18.06.2019
19/0342/FULL 22.04.2019	Mr M Lock 9 Clos Cyncoed Penyrheol Caerphilly CF83 2BX	Construct two storey side extension and a single storey rear extension 9 Clos Cyncoed Penyrheol Caerphilly CF83 2BX	Granted 18.06.2019
19/0341/FULL 23.04.2019	Mr & Mrs J Oliver 132 Ty Isaf Park Avenue Risca Newport NP11 6NJ	Erect a two storey side extension and single storey extension to rear 15 Tanybryn Pontymister Risca Newport	Granted 18.06.2019
19/0345/FULL 23.04.2019	Mrs L James 16 Fflorens Road Treowen Newbridge NP11 3ED	Erect first floor rear extension 16 Fflorens Road Treowen Newport NP11 3ED	Granted 18.06.2019

19/0291/COND 04.04.2019	Mr C Rabaiotti C/O The Potters 22-24 Upper Dock Street Newport	Discharge condition 3, (land and surface water) 4, (finished floor levels,) 5, (depicting hard and soft landscaping) 7,(boundary treatments) 9, (road layout, street lighting and surface water drainage), 14,(construction of any roads, drainage or buildings hereby), 15, (noise mitigation), 20, (bat roosting and house nesting), and 21, (breeding season for birds of planning consent 18/0941/NCC (Vary Condition 2 (Approved Plans) of planning consent 18/0152/FULL (Demolish existing house/associated structures and erect eight dwellings and associated works) Gelli Pystyll Farm Elm Drive Ty Sign Risca	Decided - Discharge of Conditions 19.06.2019
19/0338/COND 18.04.2019	TWT Limited C/ Boyer Mr J Davies Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Discharge of conditions 01 (Commencement), 04 (Contamination - soil import testing), 05 (Building Floor Level) and 06 (Parking) of planning consent 17/0256/FULL (Erect a warehouse/light industrial building (Use classes B1 and B8) Land Within Curtilage Of XPO Transport Solutions UK Limited Unit A Distribution Way	Decided - Discharge of Conditions 19.06.2019
19/0411/NMA 14.05.2019	Mr & Mrs Hussey- Welsby 43 Church Street Bedwas CF83 8EA	Seek approval of a non-material amendment to planning consent 17/1040/FULL (Erect single-storey rear extension), to change of roof design to flat roof 43 Church Street Bedwas Caerphilly CF83 8EA	Granted 19.06.2019

19/0049/RM 21.01.2019	Redrow Homes Mrs S Edwards Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Seek approval of the reserved matters relating to layout, scale appearance and landscaping pursuant to appeal reference APP/K6920/A/16/3160099 for residential development of 260 dwellings with open space including details to discharge planning conditions 1, 5, 6, 8, 9, 10, 12, 13 & 14 Land North Of Hendredenny Drive Hendredenny Caerphilly	Granted 20.06.2019
19/0209/COND 13.03.2019	Mr G Roberts 3 Springfield Terrace Newbridge NP11 4HS	Discharge conditions 01 (Drainage), 02 (Contamination - scheme to treat), 04 (Contamination - soil import testing), 05 (Site control - dust suppression), 06 (Site control - noise suppression), 08 (Japanese Knotweed), 09 (Bat Roost Provision), 10 (Breeding Bird Provision), 11 (Watching brief), 18 (Boundary treatment), 20 (Refuse collection) and 21 (Materials) of planning consent 18/0737/RM (Seek approval of the reserved matters in respect of appearance, landscaping, layout and scale reserved under outline planning consent 14/0678/OUT (Erect detached dwelling)) Fair Oak Farm Woodland Terrace Argoed Blackwood	Decided - Discharge of Conditions 20.06.2019
19/0244/OUT 22.03.2019	Llanover Estate Mr M Lennon 23A Goldtops Newport NP20 4UL	Erect one detached dwelling and seek approval of access Land At Grid Ref 320814 198150 Fflorens Road Treowen	Granted 20.06.2019
19/0322/RET 15.04.2019	Mr T Jones Rudry House Rudry CF83 3EB	Retain and complete land raising works and importation of topsoil to improve horse exercise and grazing area Land At Grid Ref 320304 186681 R/o Haven Hill Maenllwyd To Yew Tree Cottage Rudry	Granted 20.06.2019

19/0350/FULL 25.04.2019	Mr P Jones 22 Van Terrace Caerphilly CF83 3EE	Erect single storey rear kitchen extension with raised patio and steps 22 Van Terrace Caerphilly CF83 3EE	Granted 20.06.2019
19/0351/FULL 25.04.2019	Mr D Challenger 27 Arthur Street Abertysswg Tredegar NP22 5AW	Erect garage 24 Arthur Street Abertysswg Tredegar NP22 5AW	Granted 20.06.2019
19/0359/COU 25.04.2019	Mr L Jenkins 31 Tor View Bedwas Caerphilly CF83 8HE	Change the use from hairdressers to office Peter's Hair Fashions Unit 5 Llanfabon Drive Shops Llanfabon Drive	Granted 20.06.2019
19/0422/OUT 25.04.2019	Mr G Jones Underwood Bungalow Caerphilly Road Llanbradach Caerphilly CF83 3HZ	Erect eight dwellings Underwood Bungalow Caerphilly Road Llanbradach Caerphilly	Refused 20.06.2019
19/0365/COU 29.04.2019	Mr J Davies Beechwood Park Terrace Trelewis Treharris CF46 6BT	Change the use to chapel of rest John Davies And Sons Salem Chapel High Street Nelson	Granted 20.06.2019
19/0441/NMA 21.05.2019	Mr & Mrs Evans Pen Y Gaer Groeswen Road Groeswen Cardiff CF15 7UT	Seek approval of a non-material amendment to planning consent 17/0889/FULL (Erect side extension and associated external works) to move ground floor wall slightly to eliminate the overhang of the first, second and third floor Pen-y-gaer Groeswen Road Groeswen Cardiff	Granted 20.06.2019

19/0450/NMA 23.05.2019	Mr C Newman 23 Coed Duon View Pentwyn-mawr Newport NP11 4EN	Seek approval of a non-material amendment of planning consent 19/0081/FULL (Erect single storey kitchen/dining room and home office extension at rear of dwelling) to amend the door and window openings and remove the roof light 23 Coed Duon View Pentwyn-mawr Newport NP11 4EN	Granted 20.06.2019
19/0260/COND 22.03.2019	Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun CF72 8AE	Discharge conditions 14 (Boundary treatments), 15 (Landscaping), 16 (Gabion retaining wall finishes), 18 (Retained trees scheme), 19 (Tree Protection), 25 (Access to playing fields) and 27 (Buffer strip) of planning consent 18/1005/FULL (Erect 55 unit residential development with associated landscaping and play provision) Land At Former Bedwellty Comprehensive School Pengam Road Aberbargoed	Decided - Discharge of Conditions 21.06.2019
19/0289/FULL 03.04.2019	Miss L Williams 194 Pandy Road Bedwas Caerphilly CF83 8EP	Demolish existing two storey rear extension and construct two storey rear extension 194 Pandy Road Bedwas Caerphilly CF83 8EP	Granted 24.06.2019
19/0366/CLEU 29.04.2019	Pro Shoot Firearms Mr B Llewellyn Rhoswen House Sunnybank Road Blackwood NP12 1HT	Obtain a Lawful Development Certificate for the existing use as shooting range Llanbradach Tips Heol Las Penyrheol Caerphilly	Granted 25.06.2019
19/0369/FULL 30.04.2019	Mrs R Gulliford 26 Elim Way Pontllanfraith Blackwood NP12 2AA	Erect two storey rear extension 20 Redbrook Avenue Trethomas Caerphilly CF83 8DB	Refused 25.06.2019
19/0372/FULL 30.04.2019	Mrs D Fox 41 Highfield Road Pontllanfraith Blackwood NP12 2EB	Erect extension to side of bungalow, internal alterations plus raised patio decking area to rear 41 Highfield Road Pontllanfraith Blackwood NP12 2EB	Granted 25.06.2019

19/0449/NMA 22.05.2019	Mr N Rees 14 Llanarth Square Pontymister Risca Newport NP11 6EA	Seek approval of a non material amendment to planning consent 18/1023/FULL(Replace existing single storey kitchen and bathroom extension with two storey rear extension) to change the proposed roof pitch from 30 degree to match the original of the house 14 Llanarth Square Pontymister Risca Newport	Granted 25.06.2019
19/0271/COND 28.03.2019	Mr Ellis 10 Lon Uchaf Caerphilly CF83 1BR	Discharge Condition 03 (screening) of planning consent 19/0102/FULL (Erect Edwardian style conservatory to rear) 10 Lon Uchaf Caerphilly CF83 1BR	Decided - Discharge of Conditions 26.06.2019
19/0367/CLPU 30.04.2019	Mrs S Smith 29 Bright Street Crosskeys NewportNP11 7PB	Obtain a Lawful Development Certificate for proposed single storey rear extension 29 Bright Street Crosskeys Newport NP11 7PB	Granted 26.06.2019
19/0473/NMA 29.05.2019	Mr K Bennett 6 Salisbury Terrace Brithdir New Tredegar NP24 6HZ	Seek approval of non-material amendment to planning consent 18/0588/FULL (Change external finishes of the building) Ty Holfin School Street Tirphil	Refused 26.06.2019
19/0241/FULL 22.03.2019	Mrs L Foreman 28 Heol-Yr-Onen Caerphilly CF83 1AR	Erect a summer house/log cabin for the use of a tutoring business 28 Heol-Yr-Onen Caerphilly CF83 1AR	Granted 27.06.2019
19/0318/FULL 13.04.2019	Mrs C Richards The Old Barn House Gellihaf Blackwood Caerphilly NP12 2QE	Demolish existing dilapidated outbuildings and portal frame barn and construct a new detached dwelling and detached garage Land Off A4049 Pontllanfraith Blackwood NP12 2HD	Refused 27.06.2019
19/0388/FULL 03.05.2019	Mr A Kingston 4 Jenkins Row Deri Bargoed CF81 9HY	Erect a single storey rear extension 4 Jenkins Row Deri Bargoed CF81 9HY	Granted 27.06.2019

19/0475/NMA 30.05.2019	Mr & Mrs Szymczak Thirlmere Twyn Road Ystrad Mynach Hengoed CF82 7EU	Seek approval of a non material amendment to planning consent 17/0737/FULL (Remove two rear sheds and erect two-storey extension and storm porch to rear of existing dwelling) Chapel Cottage Heol Y Twyn Ystrad Mynach Hengoed	Granted 27.06.2019
18/1021/FULL 29.11.2018	Prolaser Wales Unit 11 North Road Penallta Industrial Estate Penallta Hengoed CF82 7SS	Erect a new industrial unit Land Adj To Unit 11 North Road Penallta Industrial Estate Penallta	Granted 28.06.2019
19/0017/FULL 08.01.2019	Miss C Johnson 7 St Rhidian Close Blackwood NP12 2FF	Erect two storey extension to side and rear 7 St Rhidian Close Blackwood NP12 2FF	Granted 28.06.2019
19/0167/FULL 01.03.2019	Mr Karabar Unit 12-16 Heads Of The Valleys Industrial Estate Rhymney Tredegar NP22 5RL	Erect extension to existing units for storage and management use only Karabar Ltd Unit 12-16 Heads Of The Valleys Industrial Estate Rhymney	Granted 28.06.2019
19/0206/COND 11.03.2019	Mr & Mrs Watts Pen-y-waun Farm - The Byre Mountain Road Bedwas Caerphilly CF83 8ER	Discharge conditions 03 (Landscaping) and 04 (Passing Bays) of planning consent 18/0747/FULL (Erect an additional Safari tent, tourist accommodation as part of farm diversification) Pen-y-waun Farm - The Byre Mountain Road Bedwas Caerphilly	Decided - Discharge of Conditions 28.06.2019
19/0286/FULL 03.04.2019	Mr P Stallard 17 The Bryn Trethomas Caerphilly CF83 8GL	Erect detached dwelling and stable block Land At Grid Ref 316050 189420 Pandy-Mawr Road Bedwas Caerphilly	Granted 28.06.2019

19/0381/FULL 03.05.2019	Mr L Parry 21 St Davids Close Blackwood NP12 2FE	Erect single storey extension to rear of dwelling and first floor extension to side of dwelling above ground floor 21 St Davids Close Blackwood NP12 2FE	Granted 28.06.2019
18/1048/FULL 10.12.2018	Mr & Mrs S Barton Ffald Gerrig Cottage Rudry Road Rudry Caerphilly CF83 3DD	Demolish existing two storey extension and replace with a part two storey and part single storey extension Ffald Gerrig Cottage Rudry Road Rudry Caerphilly	Granted 01.07.2019
19/0405/COND 10.05.2019	Mr D Bartlett Shangri La Bryn Road Pontllanfraith Blackwood NP12 2EY	Discharge conditions 07 and 08 of planning consent 15/0708/FULL (Erect outhouse and garden retaining walls) Shangri La Bryn Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 01.07.2019
19/0452/NMA 23.05.2019	Mr & Mrs Snowden 52 Dan-Y-Graig Pontlottyn Bargoed CF81 9RT	Seek approval of a non material planning amendment to planning application 18/0949/FULL (Erect single storey front extension) to change roof lights and amend design of folding doors on the rear elevation 52 Dan-Y-Graig Pontlottyn Bargoed CF81 9RT	Granted 01.07.2019
19/0299/FULL 08.04.2019	Mr J Burnett Woodfield Park House Woodfield Park Lane Penmaen Oakdale Blackwood NP12 0EU	Demolish conservatory and construct new sun room extension with roof terrace, new porch to main entrance and porch/veranda to front elevation and detached double garage and car port Woodfield Park House Woodfield Park Lane Penmaen Oakdale	Granted 02.07.2019
19/0336/FULL 18.04.2019	Ms Z Davies 23 Almond Avenue Ty Sign Risca Newport NP11 6PF	Create driveway to front garden 23 Almond Avenue Ty Sign Risca Newport	Granted 02.07.2019

19/0340/FULL 20.04.2019	Mr L Williams 9 Raglan Court Hendredenny Caerphilly CF83 2TF	Erect a two storey side extension and create 2 No. additional car parking spaces to front garden 9 Raglan Court Hendredenny Caerphilly CF83 2TF	Granted 02.07.2019
19/0382/COU 02.05.2019	Bridge Dental Care Dr L Smart Old Greystones Llanover Buildings Newbridge NP11 4EX	Change the use of existing first floor flats to extend the dental surgery Bridge Dental Care Old Greystones Llanover Buildings Victoria Terrace	Granted 02.07.2019
19/0387/FULL 05.05.2019	Mrs J Flicker St Vaast 234 Bedwas Road Caerphilly CF83 3AW	Demolish existing single storey kitchen and replace with a larger open plan kitchen and study space St Vaast 234 Bedwas Road Caerphilly CF83 3AW	Granted 02.07.2019
19/0343/COU 23.04.2019	Mr J Fletcher 4 Trem-Y-Goron Pontllanfraith Blackwood NP12 2HX	Change the use from A3 Food and Drink to C3 Residential The New Inn 1 Commercial Road Abercarn Newport	Granted 03.07.2019
19/0391/FULL 08.05.2019	Mr A Barham The Chemical Corporation Atlas House Unit 9 Bedwas Business Park Caerphilly CF83 8DU	Erect rear extension to existing unit to provide additional storage Lenstec Unit 4 Bedwas Business Centre Bedwas House Industrial Estate	Granted 03.07.2019
19/0392/FULL 08.05.2019	Mr S James 42 Almond Avenue Ty Sign Risca Newport NP11 6PF	Construct driveway within the front garden and extend the middle terrace within the rear garden by 1.0 metre in depth. 42 Almond Avenue Ty Sign Risca Newport	Granted 03.07.2019
19/0394/FULL 08.05.2019	Mr M Ali 1 School Close Nelson Treharris CF46 6HZ	Erect single storey side extension to provide lounge and garden store 1 School Close Nelson Treharris CF46 6HZ	Granted 03.07.2019

19/0395/RM 08.05.2019	Mr S Walters 37 Graig-Y-Fedw Abertridwr Caerphilly CF83.4AR	Seek approval of the reserved matters regarding the appearance, access, layout and scale in relation to planning consent 07/1012/OUT (Erect nine detached houses) 16 The Meadows Machen CF83 8PN	Granted 03.07.2019
19/0398/LBC 08.05.2019	Mr S Ash 29 Garden Suburbs Pontywaun Newport NP11 7GB	Remove internal retaining wall 29 Garden Suburbs Pontywaun Newport NP11 7GB	Granted 03.07.2019
19/0295/FULL 04.04.2019	Mr P Robinson Woodlands Heol Fargoed Bargoed CF81 8PQ	Convert attic with dormer window Woodlands Heol Fargoed Bargoed CF81 8PQ	Granted 04.07.2019
19/0397/COND 09.05.2019	Mr R Vaughan Unit 1B Oakwood Close Pen-y-Fan Industrial Estate Crumlin NP12 4AA	Discharge of conditions 04 (Construction - eng details) Condition 08 (Scheme for the disposal of surface water) Conditions 09 (Contamination - scheme to treat) and Condition 12 (Landscaping - standard) of planning consent 18/1058/FULL (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	Decided - Discharge of Conditions 04.07.2019
19/0399/FULL 09.05.2019	Mr A A Islam 6 The Oaks Oakdale Blackwood NP12 0EN	Erect double garage two storey's high 6 The Oaks Oakdale Blackwood NP12 0EN	Refused 04.07.2019
19/0400/RET 09.05.2019	Mr S Ellis 29 Albertina Road Treowen Newport NP11 3DX	Retain two storey rear extension, internal alterations, re-rendering and new fenestration 29 Albertina Road Treowen Newport NP11 3DX	Granted 04.07.2019

Agenda Item 17

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery, Fochriw Road, Fochriw, Bargoed.	Subject to further discussion and consideration.
17/0411/OUT 11.05.2017	Erect residential development with strategic open space including play facilities and pedestrian and cycle networks at Land At Gwern Y Domen (Grid Ref 317068 187536) Gwern-y-domen Farm Lane Caerphilly	Awaiting result of additional consultations
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 - Ynysddu Yard - Vine Tree Ynysddu Hotel Approach, Ynysddu.	Awaiting additional information.
18/0764/COU 31.08.18	Convert basement to a two bedroom flat at 73 Commercial Street, Senghenydd, Caerphilly, CF83 4GZ.	Awaiting additional information.
18/0816/OUT 20.09.18	Demolish and rebuild Newbridge Scout Hut at Newbridge Scout Hall, Bridge Terrace, Newbridge, Newport.	Subject to further discussion and consideration.
18/0846/RET 03.10.18	Import uncontaminated waste soil for restoration of land for agricultural use (retrospective) at Land At Grid Ref 320167 200416, Gelli Farm Lane, Trinant.	Awaiting additional information.
18/0859/FULL 08.10.18	Construct two industrial units as light industrial use at Penmaen Industrial Estate Pontllanfraith	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.	Awaiting additional information.

18/0922/FULL 23.10.18	Reroof Church and School room, with insertion of new door and roof lights to church, installation of external wall insulation, new external platform hoist, demolition and replacement of steps and provision of entrance canopies at Ebenezer Chapel, Wyndham Street, Machen, Caerphilly.	Awaiting additional information.
18/0930/NCC 25.10.19	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	Awaiting views of consultees
18/1060/OUT 17.12.18	Re-model existing bungalow to form annexe to a new 3 bedroom dwelling and seek approval of proposed car access and parking off Old Parish Road, layout and scale at Brynhyfryd , 6 Old Parish Road, Hengoed.	Awaiting additional information.
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 - 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 - Land At Grid Ref 317561 196510, Libanus Road, Blackwood.	Subject to further discussion and consideration.
18/1084/FULL 20.12.18	Erect six bungalows with off-street parking - Land At Grid Ref 320775 196886, Tynewydd Terrace, Newbridge.	Subject to further discussion and consideration.
18/1090/FULL 21.12.18	Erect four dwellings at Land At Grid Ref 312302 188899, Bronmynydd, Abertridwr.	Subject to further discussion and consideration.
19/0010/FULL 04.01.19	Construct 18 self-contained apartments (12 x 1 Bed/6 x 2 Bed) with on-site parking, amenity, cycle and refuse stores at Former Pontymister Service Station Newport Road Pontymister Risca	Subject to further discussion and consideration.

19/0060/FULL 24.01.19	Erect five houses with 14 self-contained assisted living residence flats - Land At Grid Ref 311814 205796, Waterloo Terrace, Pontlottyn.	Subject to further discussion and consideration.
19/0108/OUT 11.02.19	Construct a detached 3/4 bedroom dwelling at Land At Grid Ref 315089 202632, Jubilee Road, Elliot's Town.	Subject to further discussion and consideration.
19/0129/FULL 14.02.19	Erect two detached houses with integral garages and off-street parking at Former Newbridge Clinic Ashfield Road Newbridge Newport NP11 4QW	Awaiting viability assessment
19/0165/COU 27.02.19	Convert one six bedroom dwelling to two semi-detached dwellings at Huntersmoon Dynevor Terrace, Nelson, Treharris.	Awaiting additional information.
19/0176/FULL 05.03.19	Erect five new build dwellings with private drive access at Land At Grid Ref 320882 197300 Park Road Newbridge	Awaiting additional information
19/0190/COU 08.03.19	Change the use from residential (1 bed apartment) to retail catering at 24 Penallta Road, Ystrad Mynach.	Subject to further discussion and consideration.
19/0195/OUT 10.03.19	Erect residential development at Land At Parkway Pen-y-fan Industrial Estate Pen-y-fan	Subject to further discussion and consideration.
19/0204/FULL 11.03.19	Erect a single dwelling at Garth View Lower Glyn-Gwyn Street, Trethomas, Caerphilly.	Subject to further discussion and consideration.
19/0205/FULL 11.03.19	Erect a dormer bungalow at Land Rear Of 9 Caeglas, Penyrheol, Caerphilly.	Awaiting additional information.
19/0227/FULL 19.03.19	Replace existing stables with double garage and workshop to the ground floor and granny annexe accommodation above all ancillary to the use of the existing dwelling at The Cottage Tonypistyll Road Pentwyn-mawr Newport NP11 4HL	Awaiting views of consultees
19/0247/FULL 22.03.19	Erect two detached dwellings and one pair of semi-detached dwellings at Melrose 1 Cwrt Llechryd Llechryd Tredegar NP22 5QF	Subject to further discussion and consideration.
19/0249/OUT 25.03.19	Construct a two bedroom bungalow at Former Railway Goods Yard Station Houses Tirphil New Tredegar	Subject to further discussion and consideration.

19/0320/FULL 11.04.19	Regularise alterations to dwelling previously approved under planning consents 17/0572/FULL and 17/0806/NMA at 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA	Considering impact on footpath
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Agenda Item 18

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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 several times. May proceed without 106. Waiting for Planning to advise.
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.	Issued engrossed documents for signature. Apparently documents are with bank for signing.
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. Asked Planning for advice. Chased. Chased again.
17/0804/OUT 18.09.17	Erect up to 350 homes, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access at Virginia Park Golf Club And Driving Range Virginia Park Caerphilly	New matter. Requested Instructions from officers. Highways asked Planning for a refresher meeting.
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.	Draft is with Llanover's Solicitors as landowner. Chased. Solicitors raised queries. Asked Officers for instructions.
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.	Draft sent. Chased. Sols taking instructions from client. Hopefully agreed but waiting for confirmation from bank.
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.	Working though initial stages.
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.	Highways asked for a meeting. Waiting for others to respond.
18/0444/FULL 14.05.18	Construct two social rented units and one market house at The Rectory, High Street, Nelson, Treharris.	Solicitors have advised that they are looking at the case. They have queries. Asked for clarification from housing.
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.	Draft sent. New solicitor taken over so had to re-send. Sols said they are waiting for instructions.
19/0002/FULL 02.01.19	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 19 permanent artisan market units, to be located on the existing market square to the south of The Market Place shopping centre at Unit A, 12 The Market Place, Blackwood, NP12 1ZP.	New matter. Working though initial stages.

Agenda Item 19

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP	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 - Ty Tallis, 3 Penrhiw Terrace, Oakdale.	08/11/2018
19/0003/REF 17/0864/FULL	Sirius Renewable Energy Mr Davies 4245 Park Approach Thorpe Park Leeds LS15 8GB	Erect a wind turbine with a maximum overall tip height of 93m 10m micro siting associated infrastructure including a transformer hardstanding areas a control building and cabling to operate for 25 years and subsequently decommission - Durisol UK, Unit 4 Parkway, Pen-y-fan Industrial Estate, Pen-y-fan Newport.	10/04/2019
19/0005/REF 19/0039/FULL	Mr L Daives 58 St David's Drive Graig-y-rhacca Caerphilly CF83 8RH	Erect 2 bedroom detached new build house with a single storey rear extension - Land Within The Curtilage Of 58 St David's Drive, Graig-y-rhacca, Caerphilly.	29/04/2019
19/0007/REF 16/0017/NCC	Tarmac Trading Limited Mr M Lawer Portland House Bickenhill Lane Solihull Birmingham B37 7BQ	Vary condition 01 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 - Hafod Quarry, Hafod Fach Lane, Abercarn, Newport.	30/04/2019
19/0008/REF 18/0568/OUT	Mr M Luther C/O LHS Planning Miss L Hughson-Smith 19 Starling Walk Penallta CF82 6BH	Demolish existing building and erect 4 No. dwellings and associated works – The Countryman Hotel, Countryman Court, Heol Tynewydd, Bedwellty, Blackwood.	08/05/2019

19/0009/REF 17/0681/OUT	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Erect residential development (up to 300 dwellings) together with associated open space, landscaping and parking provision and seek approval of access and scale at Land At Grid Ref 316731 198680 Beumaris Way Cefn Fforest	30/05/2019
19/0010/REF 19/0120/FULL	Ms V Howells 77 High Street Nelson CF46 6HA	Erect a two storey rear extension at 77 High Street Nelson Treharris CF46 6HA	12/06/2019
19/0011/REF 19/0097/FULL	Mr D A Hill Chapel Cottage Mill Road Deri Bargoed CF81 9HG	Erect a two storey extension to provide lounge/dining room and two bedrooms at Chapel Cottages Mill Road Deri Bargoed CF81 9HG	21/06/2019

APPEALS DECIDED

APPEAL REF/ PLANNING APP	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
19/0004/LB 18/0264/LBC	Carry out remedial works to footbridge, including replacement deck, strengthening, redecorating and the addition of a passenger safety hand rail - Llanbradach Railway Station, Plas Cae Llwyd, Llanbradach.	Dismissed 04.07.19	DEL
19/0006/REF 16/0016/NCC	Vary condition 01 of planning consent 2/06678 (Quarrying of Grit stone. 8.5 hectares) to extend the consent end date/expiry date to 31st December 2027 – Hafod Quarry, Hafod Fach Lane, Abercarn, Newport.	Allowed 04.07.19	DEL

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