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

Date: 2nd October 2019

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 9th October, 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'.

Christina Harrhy
INTERIM CHIEF EXECUTIVE

AGENDA

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.

Pages

A greener place Man gwyrdach

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 11th September 2019. | 1 - 4 |
|---|---|-------|

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

- | | | |
|---|---|---------|
| 4 | Code No. 19/0654/NCC - Land at Grid Reference 318978 197966, Oakdale Golf Course Lane, Oakdale. | 5 - 14 |
| 5 | Code No. 19/0709/FULL - Ebbw Lodge, Ebbw Terrace, Abercarn. | 15 - 20 |
| 6 | Code No. 19/0619/FULL - 2 Princes Avenue, Caerphilly. | 21 - 30 |
| 7 | Code No. 19/0320/FULL - 17 Cheriton Avenue, Cefn Hengoed. | 31 - 38 |

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

- | | | |
|----|---|---------|
| 8 | Applications determined by delegated powers. | 39 - 50 |
| 9 | Applications which are out of time/not dealt with within 8 weeks of date of registration. | 51 - 54 |
| 10 | Applications awaiting completion of a Section 106 Agreement. | 55 - 58 |
| 11 | Appeals outstanding and decided. | 59 - 60 |

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, 11TH SEPTEMBER 2019 AT 5:00PM

PRESENT:

Councillor A. Whitcombe - Vice-Chair (Presiding)

Councillors:

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

Together with:

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

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors M. Adams, A.G. Higgs and A. Hussey and T. Stephens (Planning Services Manager).

Having received apologies for absence from Councillor M. Adams (Chair), Councillor A. Whitcombe (Vice-Chair) presided as Chair for the meeting.

2. DECLARATIONS OF INTEREST

Councillor B. Miles declared a personal and prejudicial interest in relation to Agenda Item No. 7 (19/0275/NCC) and Agenda Item No. 8 (19/0276/NCC). Details are minuted with the respective item.

3. MINUTES – 14TH AUGUST 2019

It was moved and seconded that the minutes of the meeting held on the 14th August 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 14th August 2019 (minute nos. 1-15) be approved and signed as a correct record.

4. PREFACE ITEM CODE NO. 17/0411/OUT – LAND AT GWERN Y DOMEN, GWERN-Y-DOMEN FARM LANE, CAERPHILLY

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

RESOLVED that for the following reasons the application be refused: -

- (i) the proposed development would be contrary to the brownfield strategy set out in policy SP3(A) of the adopted Caerphilly County Borough Local Development Plan up to 2021 because it would be on a greenfield site;
- (ii) the proposed development would be contrary to policies SP5 and CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021 because it would be: inappropriate development in the countryside, outside the settlement boundary where development would normally be allowed, and would not promote the full and effective use of urban land in order to concentrate development within settlements;
- (iii) the proposed development would be contrary to policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021 because it would not conserve the features of the Special Landscape Area (NH1.5 South Caerphilly).

5. CODE NO. 18/1090/FULL – LAND AT GRID REF 312302 188899, BRONMYNYDD, ABERTRIDWR

Following consideration of the application it was moved and seconded that subject to an amendment to Condition 13, 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 Officers report and the following amended condition this application be granted;

Amended Condition (13)

Prior to occupation of the dwellings hereby approved or prior to the access road serving those dwellings being brought into beneficial use (whichever is the earlier) a vehicle restraint system, barrier or equivalent scheme located at the top of the earth embankment behind 11 Coed-Y-Pica, and numbers 1& 2 and 19-21 Bronmynydd shall be constructed in a manner to have first been agreed in writing by the Local Planning Authority. The vehicle restraint measures shall be retained and maintained thereafter.

Reason

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

- (ii) the applicant be advised of the comments of the Council's Ecologist and Dwr Cymru/Welsh Water;

- (iii) the application 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 reports 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.

6. CODE NO. 19/0009/OUT – 202 BEDWAS ROAD, CAERPHILLY.

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 and the application being referred to Natural Resources Wales for final decision due to its location within Zone C2 this application be granted;
- (ii) the applicant be advised of the comments from Dwr Cymru/Welsh Water

7. PREFACE ITEM CODE NO. 19/0275/NCC – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER.

Councillor B. Miles declared a personal and prejudicial interest in that a close relative owns land in Merthyr Tydfil and is perceived to be in competition with the applicant's business and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the application be granted in line with the recommendation contained in the Officer's original report. It was then moved and seconded that the reasons for refusal contained in the Officer's preface report be approved.

Taking the motions in order by a show of hands and in noting there were 5 For, 8 Against and 1 Abstention the motion to approve the application was declared lost.

By a show of hands and in noting there were 8 For, 2 Against and 3 Abstentions the motion to refuse the application was approved by the majority present.

Councillors J. Ridgewell and J. Taylor confirmed that they would defend the decision of the committee at any appeal.

RESOLVED that for the following reason the application be refused:

The movement of lorries and other vehicles visiting the premises outside of the currently approved operating hours, and the associated loading and unloading, would cause noise and general disturbance to the detriment of the residential amenity of the nearby residents in Gelligaer and Penybryn, and would therefore be contrary to policy CW2 (A) of the adopted Caerphilly County Borough Local Development Plan up to 2021.

8. PREFACE ITEM CODE NO. 19/0276/NCC – GELLIARGWELLT UCHAF FARM, GELLIAGER ROAD, GELLIGAER.

Councillor B. Miles declared a personal and prejudicial interest in that a close relative owns land in Merthyr Tydfil and is perceived to be in competition with the applicant's business and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the reason for refusal contained in the Officer's preface report be approved and by a show of hands and in noting there were 10 For and 5 Against this was agreed by the majority present.

Councillors J. Ridgewell and J. Taylor confirmed that they would defend the decision of the committee at any appeal.

RESOLVED that for the following reason the application be refused:

The movement of lorries and other vehicles visiting the premises outside of the currently approved operating hours, and the associated loading and unloading, would cause noise and general disturbance to the detriment of the residential amenity of the nearby residents in Gelligaer and Penybryn, and would therefore be contrary to policy CW2 (A) of the adopted Caerphilly County Borough Local Development Plan up to 2021.

9-12. 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 17.50pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 9th October 2019, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0654/NCC 07.08.2019	Persimmon Homes East Wales Persimmon House Llantrisant Business Park Llantrisant CF72 8YP	Vary condition 1 (Approved plans) of planning consent 17/1095/RM (Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200) for residential development of 155 dwellings) to specify revised site layout as a minor material amendment Land At Grid Ref 318978 197966 Oakdale Golf Course Lane Oakdale

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application site is part of the housing development allowed on appeal at the former golf course that lies to the south of the settlement of Oakdale. More specifically, it comprises plots 88 to 93 at the north-western end of the site.

Site description: Work has commenced on the housing development at the eastern end of the approved estate, but the current site is undeveloped. The estate as a whole is at a similar level to Llwyn On Crescent, but the current site is at a lower level as the land drops down into the valley that runs southwards from Oakdale and contains the Nant Philkins.

Development: The reserved matters approval for this development granted in July 2018 showed the six flats at plots 88 to 93 in a single two-storey block running in an east-west direction, with a parking area to the south. Following that, an application was received to discharge the condition requiring the approval of any change in land levels at the development. Plots 88 to 93 were shown to be raised some 5 metres out of the ground.

Cont'd.....

Application No. 19/0654/NCC Continued

The plans for the levels show the finished ground floor levels of the flats ranging from 243.3m to 244.2m, whereas the existing levels at the similar points are approximately 238.29m to 243.37m, an increase of between 0.8m and 5.9m, which would put the flats at a similar level to the existing bungalows on Llwyn On Crescent. It was concluded that when viewed from Springfield Bungalow, the proposed change in levels, with a two-storey building on top would be an intrusive feature, which would be detrimental to the amenity of the occupants of the neighbouring dwellings because of the change in the aspect of those properties, which currently enjoys a vista into the open countryside. That change in levels was refused permission on those grounds.

The current application has been submitted to overcome that refusal, and shows the block running north south, so that only the gable end of the building would face the dwellings to the north. The parking area would be to the front of the block running along the western boundary of plot 94.

PLANNING HISTORY 2005 TO PRESENT

P/05/0561- Erect one detached house - Refused 06.10.05.

P/05/1682 - Erect two storey dwelling to be used as holiday let - Granted 16.02.06.

P/06/0392 - Erect two dormer bungalows - Granted 01.06.06.

06/0753/FULL - Erect extension to driving range - Granted 25.01.07.

11/0095/FULL - Erect two dormer bungalows with associated groundworks, access and car parking - Granted 31.03.11.

15/0567/OUT - Erect residential development of up to 175 units including open space provision, access and parking arrangements - Refused 07.04.16 - Allowed on appeal 15.11.17.

17/0270/OUT - Erect residential development of up to 175 units including open space provision, access and parking arrangements and to approve the matters of access and scale - Not yet determined.

17/1095/RM - Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200) for residential development of 155 dwellings - NYD.

Cont'd.....

Application No. 19/0654/NCC Continued

18/0051/COND - Discharge condition 10 (Reptile and Amphibian Mitigation Strategy) of planning application 15/0567/OUT (APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) - Decided 30.01.18.

18/0062/COND - Discharge conditions 12 (bat provision) and 13 (bird nesting provision) of planning application 15/0567/OUT (APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) - Decided 16.03.18.

18/0071/COND - Discharge condition 11 (light mitigation strategy) of planning application 15/0567/OUT (granted on APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) - Decided 18.07.18.

18/0106/COND - Discharge condition 04 (Construction Method Statement) of planning application 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) - Decided 18.07.18.

18/0107/COND - Discharge condition 17 (Affordable Housing) of planning application 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 - Residential development of up to 175 units including open space provision, access and parking arrangements) - NYD.

18/0268/COND - Discharge conditions 15 (Sustainable drainage system) and 16 (Foul and surface water) of planning consent 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 Erect residential development of up to 175 units including open space provision, access and parking arrangements) - NYD.

18/0605/COND - Discharge condition 09 (provision of footway) of planning application 15/0567/OUT (APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) - NYD.

18/0665/COND - Discharge conditions 12 (Bats) and 13 (Birds) of planning consent 15/0567/OUT (APP/K6920/A/16/3160200 (Erect residential development of up to 175 units including open space provision, access and parking arrangements) - NYD.

18/0678/COND-Discharge condition 08 (floor levels) of planning consent 17/1095/RM (Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200) for residential development of 155 dwellings)- DECIDE-08.10.2018.

Cont'd.....

Application No. 19/0654/NCC Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside the settlement.

Policies: Policy CW 2 states that:-

“Development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

A There is no unacceptable impact on the amenity of adjacent properties or land

B The proposal would not result in overdevelopment of the site and / or its surroundings

C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use

D Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.”

NATIONAL POLICY Paragraph 3.9 of Planning Policy Wales states that:

"The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations."

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? The site is within a Coal Mining Development Low Risk Area.

CONSULTATION

Senior Arboricultural Officer (Trees) - No objection.

CCBC - 21st Century Schools - Current projections indicate that there is adequate provision in both the English and Welsh Medium Schools (Primary and Secondary).

CCBC Housing Enabling Officer - Affordable housing at the development should be in clusters of no more than six dwellings.

Cont'd.....

Application No. 19/0654/NCC Continued

Senior Engineer (Land Drainage) - A statutory Sustainable Urban Drainage standards statement should be submitted to support the application. Should the proposed layout be submitted as a SAB application then the proposals are unlikely to be favourably determined.

Head Of Public Services - Adequate provision should be made for refuse collection.

Dwr Cymru - No objections.

Wales & West Utilities - The location of the company's plant is brought to our attention. It is not affected by the proposed development.

Western Power Distribution - No objections. The developer should contact the company if they wish to make a connection to the local network.

Natural Resources Wales - No objections.

CADW - No comments.

Conservation & Design Officer - No objections subject to the use of appropriate brickwork.

Landscape Architect - In the interests of visual amenity, walls should be used instead of a mixture of walls and hit and miss fencing.

ADVERTISEMENT

Extent of advertisement: Fifty seven neighbouring properties have been consulted, and a site notice posted.

Response: Thirteen letters of objection have been received, including ones from the two ward members.

Summary of observations:

- attention is drawn to the previous refusal of the level changes at the site
- loss of open aspect
- intrusive feature
- visual eyesore in the conservation area
- the land was formerly an ash tip and would require a lot of work to build it up
- no reptile or amphibian barrier has been erected around the plot
- contrary to policy CW2 of the LDP
- loss of light
- the amended layout has a greater impact on the properties in Llys Cyncoed to the west of the site

Cont'd.....

Application No. 19/0654/NCC Continued

- the submitted information about the variation is unclear, and the specified grid reference is wrong.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes. The rate in this part of the borough is £25 per square metre of floorspace subject to indexation.

ANALYSIS

Policies: The existing ground level at the site varies from 238.29m to 239.51m on the western side, to 243.37m to 244.11m at its eastern side. The proposed block would be located at approximately 244m, so the maximum increase in levels would be around 5.8m. That would place the block at a similar level to the bungalows on Llwyn On Lane. The distance from the backs of those neighbouring dwellings to the side of the proposed block is some 55 metres minimum, well over the normal minimum of around 21 meters. Whilst the application to vary the levels was refused, that was on the basis of the rear of the block of flats facing those neighbours directly, a facade of 23m in width, whereas it is now proposed that the gable end of 8m in width would face those properties. The gable would be 8.6m high to the ridge. The view from the rear of these neighbouring properties will change as a result of this development, but on that basis of the altered orientation, there would be no significant harm to their amenity. Also, a planting scheme has been approved on the intervening land which will mitigate the impact of the development in time. A condition could be imposed seeking the enhancement and early implementation of the landscaping.

There are also existing houses at Llys Cyncoed to the west of the site, which are at a lower level. The block would now face westwards, whilst the rears of those neighbouring houses face eastwards. However, they do not face each other directly; they are off-set by 20m and are no closer to each other than 37m. Therefore, there will be no significant impact on those neighbouring properties.

Cont'd.....

Comments from Consultees: A number of comments have been received, and it should be borne in mind that planning permission has already been granted for this estate, and associated conditions discharged. With regard to affordable housing, the proposed block is a stand-alone cluster of six affordable homes. A drainage scheme has been approved in accordance with a condition on the outline planning permission associated with an off-site attenuation scheme. There is adequate room for refuse provision, and details of materials and wall construction have been agreed for the whole scheme.

Comments from public: The objections raised by neighbours will be considered in turn below.

- attention is drawn to the previous refusal of the level changes at the site - the difference between the previous refusal and the current proposal is discussed above. The re-orientation of the building and the distance between the building and the neighbouring properties, mitigated by proposed landscaping makes the scheme acceptable.
- loss of open aspect - this concern has now been overcome from a planning point of view for the reasons stated above.
- intrusive feature - this concern has now been overcome from a planning point of view for the reasons stated above.
- visual eyesore in the conservation area - the boundary of the conservation area runs along Llwyn On Lane, and proposed flats are almost 100m to the south, with the modern bungalows on Llwyn On Lane in between. In determining a planning application, the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. In view of the intervening distance and buildings, the proposal will not affect the conservation area.
- the land was formerly an ash tip and would require a lot of work to build it up - this is a matter for the developer to address under the Building Regulations.
- no reptile or amphibian barrier has been erected around the plot - this will be secured by condition in line with the approach taken by the inspector at appeal.
- contrary to policy CW2 of the LDP - for the reasons discussed, the development is satisfactory from the point of view of this policy.
- loss of light - there would be no such loss due to the distance between the proposed building and the existing dwellings.
- the amended layout has a greater impact on the properties in Llys Cyncoed to the west of the site - this matter is discussed above.
- the submitted information about the variation is unclear, and the specified grid reference is wrong - it is evident from the comments received that the local residents are aware of the location of the development, and that the submitted information is clear enough to allow the application to be determined.

Cont'd.....

Application No. 19/0654/NCC Continued

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, have 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) This permission is solely for plots 88 to 93 as shown on drawing 609/SP-01 Rev W, and the associated parking area and refuse provision for that block of dwellings. The remainder of the housing estate shown on that drawing shall be carried out in accordance with the details agreed in accordance with outline planning permission APP/K6920/A/16/3160200, and reserved matters approval 17/1095/RM, and the details subsequently agreed with the Local Planning Authority in respect of the conditions on those consents.
REASON: For the avoidance of doubt as to the extent of this consent.
- 03) The development hereby approved shall be carried out in accordance with the Construction Method Statement approved by the Local Planning Authority on 18 July 2018 (reference 18/0106/COND).
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) The development hereby approved shall be carried out in accordance with the Reptile and Amphibian Mitigation Strategy approved by the Local Planning Authority on 30 January 2018 (reference 18/0051/COND).
REASON: In the interests of nature conservation in accordance with policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) The development hereby approved shall be carried out in accordance with the light mitigation strategy approved by the Local Planning Authority on 18 July 2018 (reference 18/0071/COND).
REASON: In the interests of residential amenity, and nature conservation in accordance with policies CW2 and CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd.....

Application No. 19/0654/NCC Continued

- 06) The development hereby approved shall be carried out in accordance with the biodiversity enhancement plan approved by the Local Planning Authority on 8 October 2018 (reference 18/0665/COND).
REASON: In the interests of nature conservation and enhancement in accordance with policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The development hereby approved shall be carried out in accordance with the affordable housing statement approved by the Local Planning Authority on 21 September 2018 (reference 18/0107/COND).
REASON: To ensure the provision of affordable housing in accordance with policies SP15 and CW11 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) The development shall be carried out in accordance with the following approved plans and documents: 609/SP-01 Rev W; 609 2.1.1-1BF-16 [B].
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 09) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out prior to the first occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) The development hereby approved shall not be occupied until the roads linking it to the remainder of the housing estate have been installed in accordance with the details agreed in accordance with outline planning permission APP/K6920/A/16/3160200, and reserved matters approval 17/1095/RM, and the details subsequently agreed with the Local Planning Authority in respect of the conditions on those consents.
REASON: To ensure that the development has satisfactory highway access in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0709/FULL 20.08.2019	Mr & Mrs A Whitcombe Ebbw Lodge Ebbw Terrace Abercarn Newport NP11 4SN	Erect conservatory extension Ebbw Lodge Ebbw Terrace Abercarn Newport NP11 4SN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located within the settlement boundary of Abercarn. The east side elevation of the property lies adjacent to the highway of Bridge Street. The rear elevation benefits from facing toward the Ebbw River which provides a significant separation distance between the application site and the highway of Woodland View. To the west of the application site lies the rank of terraced properties known as Ebbw Terrace. To the north of the application lies a public car parking area and vehicular access serving the application site and neighbouring properties. The level of the application site is lower than the neighbouring terraced properties resulting in the eaves of the application property being at approximately road level at the rear. The boundary treatment to the south elevation features a range of mature vegetation adding to the verdant character. A brick boundary wall of approximately 1.8m in height runs along the northern boundary of the site.

House type: Detached bungalow.

Development: The proposed development seeks to erect a conservatory to the west elevation of the property.

Dimensions: Proposed conservatory is 3.8m by 6.9m, with an eaves height of 2.2m and ridge height of 4.8m.

Materials: The materials proposed for the facing brick and tiles are to match the host dwelling with a translucent material for the roof elements.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

2/11041 Detached bungalow GRANTED conditionally 08.08.1994.

Cont'd.....

Application No. 19/0709/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP5 - Settlement Boundaries; SP6 - Place Making; CW2 - Amenity; and advice contained within Supplementary Planning Guidance LDP7 - Householder Development (Adopted January 2017).

NATIONAL POLICY Planning Policy Wales, Edition 10 (December 2018).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within an area of low risk, however if any hazard is discovered during the course of construction an informative note is attached which provides contact details for the Coal Authority.

CONSULTATION

Natural Resources Wales - No response at the time of the report.

CADW - No response at the time of the report.

Conservation & Design Officer - No objection.

Senior Engineer (Land Drainage) - Provides advice to the developer.

ADVERTISEMENT

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

Response: None.

Cont'd.....

Application No. 19/0709/FULL Continued

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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. As the proposal will create less than 100 square metres of additional internal floor space the development is CIL exempt.

ANALYSIS

Policies: The site is located within the settlement boundary of Abercarn as designated by the Caerphilly County Borough Local Development Plan (LDP) (2010). Therefore, the proposed development is acceptable in principle, subject to the accordance of the proposal with other relevant policies contained within the Adopted Caerphilly LDP.

The proposal is located to the side elevation of the existing bungalow. The nearest residential property is located 13.2m to the west. Therefore, the proposed conservatory would not result in an adverse impact to the levels of daylight or sunlight entering the neighbouring property of 5 Ebbw Terrace or contribute to overshadowing of this property.

The application site would retain approximately 216 sq. metres of private amenity space following the erection of the proposed conservatory, and therefore, it is not considered that the proposal would represent an overdevelopment of the site due to the amount of private amenity space retained. As such, the proposal is in accordance with Policy CW2 of the Adopted LDP (2010).

The proposal maintains the existing role and function of this residential area, therefore the proposal is considered to be in accordance with Policy CW15 of the Adopted LDP (2010).

Cont'd.....

Application No. 19/0709/FULL Continued

The proposed conservatory is subservient to the main dwelling due to the ridge height being lower than that of the host dwelling and is stepped back from the front elevation. The pitch of the roof is similar to that of the main dwelling, and therefore would compliment and respect the character and appearance of the dwelling. The proposal is considered to be in accordance with the Supplementary Planning Guidance document LDP7 - Householder Development (Adopted Jan 2017).

Comments from consultees: No objections subject to advice being passed on to the developer.

Comments from public: None.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1180/2 - Proposal Drawing, received 20.08.2019;
Site Location Plan, received 20.08.2019.
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'd.....

Application No. 19/0709/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.

Please find attached the comments of The Senior Engineer (Land Drainage) that are brought to the applicant's attention.



Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0619/FULL 29.07.2019	Mrs S Davies 2 Princess Avenue Caerphilly CF83 1HS	Convert existing double garage to dwelling together with alteration to roof 2 Princes Avenue Caerphilly CF83 1HS

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated to the rear of 2 Princes Avenue, Caerphilly.

Site description: The application site comprises an existing garage and part of the rear garden of the property at 2 Princess Avenue. The existing garage is a single storey flat roof structure that provides space for two vehicles with access off the lane to the rear of Princess Avenue. The site slopes down from the garage to the northern boundary of the garden and is at a higher level than the associated dwelling. Access to the garage is via the lane to the side and rear of the dwelling at 2 Princess Avenue which also provides access to three dwellings.

Development: The application seeks consent to convert the garage into a one bedroom dwelling. The dwelling would incorporate an open plan living room, kitchen and dining area on the ground floor and a new apex roof is to be constructed to enable a bedroom with en-suite to be provided at first floor level. The garage doors onto the rear lane are to be blocked up and a high level window serving the kitchen area would be inserted into that elevation. The front elevation of the building facing north would include a door and French doors at ground floor level with rooflights serving the first floor.

A decked amenity area and garden will be provided within the site together with a parking space and a bin storage area. The parking area will be accessed via the rear lane.

Dimensions: The site measures 15.6m long and 6.6m wide. The new building measures 6m by 6.2m and will be 5.4m high from rear land level.

Materials: The building will be finished in render with a slate roof.

Ancillary development, e.g. parking: None.

Cont'd.....

Application No. 19/0619/FULL Continued

PLANNING HISTORY 2005 TO PRESENT

None.

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.

Cont'd.....

Application No. 19/0619/FULL Continued

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - Raises objection as it is considered that the lane serving the development is unsuitable to serve as the principal means of access for a dwelling and the proposal would create additional movements by service and delivery vehicles.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - Recommends that the application be deferred until such time as an application for SAB approval is submitted.

Ecologist - No objection subject to conditions.

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

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations: 1. Vehicles should not be allowed to park in the rear 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?
None.

Cont'd.....

Application No. 19/0619/FULL Continued

EU HABITATS DIRECTIVE

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

Is this development Community Infrastructure Levy liable? Yes, the site is within the higher viability area where the charge is based on £40 per square metre of floorspace 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. This application seeks full planning consent to create a new dwelling in a residential area within the defined settlement limits and as such the principal of development is considered to be acceptable.

The main point to consider here is whether the access serving the site is acceptable having regard for the objection raised by the Transportation Engineering Services Manager. Whilst it is accepted that the lane serving the site is narrow with a 90 degree bend, it should also be noted that the lane currently serves as the principle means of access to three other dwellings. It is not considered that the introduction of a one bedroom dwelling would add significantly to the traffic using the rear lane and would not pose dangers to highway safety that would justify refusal of this application in planning terms. Moreover the Local Planning Authority has to balance the merits of the proposal against any constraints and in that regard it should be noted that the provision of this dwelling would make a small contribution to meeting the Council's shortage of housing to meet national targets and this allied to the minimal impact of the development on the highway network outweighs any potential harm.

The proposed development is considered to be acceptable in terms of design and layout and the windows have been orientated such that there would be no loss of privacy or amenity to neighbouring dwellings. In that regard it is considered that the proposal complies with Policy CW2 of the LDP.

Adequate off street parking is proposed for the new dwelling and there is adequate space within the curtilage of the existing dwelling to provide adequate parking for that property and as such the proposal complies with Policy CW3 of the LDP in that regard.

Cont'd.....

Application No. 19/0619/FULL Continued

Comments from Consultees: The concerns of the Transportation Engineering Services Manager are addressed above. With regard to the request from the Senior Engineer (Land Drainage) to defer the application to enable an application for SAB approval to be submitted it is considered that this would be unreasonable in this instance. The application site is situated within a developed urban area and currently contains a garage that occupies one third of its surface area. Whilst no details of drainage are submitted it is considered that there is adequate scope within the site to provide sustainable drainage and this matter can be adequately addressed under the SAB legislation. No other objections were raised.

Comments from public: Adequate off street parking can be provided for both the proposed and existing dwellings and a condition can be attached to any consent granted requiring this. If any vehicles are parked in the rear lane and are causing an obstruction to the highway then this would be a Police matter.

Other material considerations: Given the constrained nature of this site it is considered that it would be prudent to attach a condition to any consent granted removing permitted development rights for extensions, roof extensions, windows and outbuildings.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: 200, 201, 202, 203 and 204.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd.....

Application No. 19/0619/FULL Continued

- 04) Notwithstanding the approved plans prior to the commencement of any works on site 3 no. off-street parking spaces shall be provided within the curtilage of and to serve the property at No. 2 Princess Avenue in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the occupation of the dwelling(s) hereby approved all hard surfacing within the curtilage(s) shall have been:
1) constructed in porous or permeable materials, or
2) provided with drainage to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse, and
3) where a surface is to be used as a parking area or drive it shall not be constructed in loose materials,
and thereafter those areas shall be permanently maintained so as to comply with requirements 1), 2) and 3) of this condition.
REASON: To provide a sustainable drainage system and avoid loose materials being taken out onto the highway in accordance with policies CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) 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.
- 07) 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.

Cont'd.....

Application No. 19/0619/FULL Continued

- 08) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new property at 2 Princes Avenue, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 09) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow or Starling) in the new property at 2 Princes Avenue, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) 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.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement to the dwelling consisting of an addition to or alteration to its roof shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd.....

Application No. 19/0619/FULL Continued

- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority. REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The applicant is advised that a registered Asbestos contractor should remove any asbestos within the boundary of the development.

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

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

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

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

Please find attached comments from Dwr Cymru/Welsh Water.



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0320/FULL 11.04.2019	Mr D Aldridge 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA	Regularise alterations to dwelling previously approved under planning consents 17/0572/FULL and 17/0806/NMA 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 17 Cheriton Avenue, Cefn Hengoed, Hengoed, CF82 7JA.

Site Description: The application property is a detached Dwelling fronting westwards towards Cheriton Avenue. To the south is the neighbouring residential property (19 Cheriton Avenue) to the north-west is a public footpath and a neighbouring residential property (15 Cheriton Avenue). To the east are open fields.

Development: Regularise alterations to dwelling previously approved under planning consents 17/0572/FULL and 17/0806/NMA including alterations to the dwelling's roof form and footprint.

Dimensions: The roof alterations including amending the eaves and also raising the ridge height of the property by approximately 2m in height to approximately 6.5m. The footprint alterations relate to the additional of a single storey porch measuring approximately 3.2m by 1.7m connecting to an existing single storey element.

Materials: Walls: Cream Render Roof: Concrete interlocking tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

17/0572/FULL - Carry out repairs to fire damaged property incorporating a dormer roof - Granted 30.08.17.

Cont'd.....

Application No. 19/0320/FULL Continued

17/0806/NMA - Seek approval of a non-material amendment to planning consent 17/0572/FULL (Carry out repairs to fire damaged property incorporating a dormer roof) to replace window with french doors and a juliet style balcony at first floor level to rear of property - Granted 13.10.17.

POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Rights Of Way Officer - The works to the building, whereas on the limit, are satisfactory to reinstate the width of the public right of way. Advise that an area of paving is encroaching onto the public right of way.

Gelligaer Community Council - There were objections to 19/0320/FULL on the grounds of visual amenity as it is not in keeping with the other properties on that side of the road. They are unsure, but it may also be encroaching onto a registered rights of way.

Cont'd.....

Application No. 19/0320/FULL Continued

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 4 nearby properties. The application has subsequently been re-advertised with a press notice, site notice and notification letters as it was subsequently found to be affecting a public right of way.

Response: No responses were received relative to the initial consultation exercise. In respect of the re-advertisement this has yet to elapse; however, no representations have been received at the time of the completion of this report. Members will be verbally updated at committee with any representations received following the completion of this report.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

ANALYSIS

Policies: The application has been considered in accordance with national 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.

Cont'd.....

Application No. 19/0320/FULL Continued

The application property is a dwelling located within Cheriton Avenue which has been subject to several previous permissions. A planning permission (17/0572/FULL) granted in August 2017 approved works to increase the ridge height of the property and install dormer windows onto each roof slope. A non-material amendment was also approved to amend a window on the rear elevation from a window to french doors and a juliet balcony.

It was subsequently found that construction works at the property had varied from the approved permission in terms of the roof alterations, a side extension and a full balcony (rather than the approved juliet balcony) had been constructed at the rear elevation and additional works to a single storey element of the property. The current application seeks retrospective planning permission to retain those works carried out.

In the course of considering this application there has been dialogue with the applicants in relation to the works carried out and this included a public right of way which runs alongside the property boundary from Cheriton Avenue to the field behind. Following a joint meeting with the Public Rights of Way Officer the applicant has undertaken physical works to demolish part of a section of walling from the front wall of the porch reconstructed this on an angled alignment to remove an encroachment of the right of way. The plans have been amended to reflect these works. The Public Rights of Way Officer has inspected these works and commented that the remedial works carried out by the applicant to the building have removed the encroachment. Members are advised that there are some outstanding issues in relation to the right of way which are considered in the comments from Consultee section of this report.

In respect of the variation from the previously approved works affecting the physical appearance of the dwelling, although the dwelling is materially different in appearance from that approved under the previous permissions, however, the resultant dwelling's form is considered to be acceptable in its visual appearance and its impact on the character of the area. It accords with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. The neighbouring property to the south (19 Cheriton Avenue) has fenestration at ground and first floor level on its north facing gable end elevation, however the increased massing of the application dwelling is considered to have an acceptable impact on this fenestration and also upon fenestration within the rear (east facing) elevation of 19 Cheriton Avenue. The alterations carried out are not unacceptably overbearing to the occupiers of 19 Cheriton Avenue. In relation to the rear balcony created following negotiation a privacy screen formed of obscure glazing has been installed by the applicant to prevent elevated overlooking of the rear amenity area of number 19 and other properties in the same row and this is considered to acceptably mitigate privacy concerns. A planning condition is recommended to require this privacy screen to be retained in perpetuity.

Cont'd.....

Application No. 19/0320/FULL Continued

The impact on the existing level of amenity enjoyed by the occupants of the other adjacent neighbouring dwelling (15 Cheriton Avenue) is considered acceptable. The application property is angled in relation to number 15 Cheriton Avenue and the development has an acceptable impact on their amenity. The first floor windows in the side elevation of the application dwelling have been obscurely glazed to reflect a previous requirement of the earlier permission. It is proposed that the obscure glazing will be required to be kept in these windows by the imposition of a planning condition. It is highlighted to members that the first floor habitable rooms subject to these glazing restrictions will also be served by other windows that have clear glazing situated to either the front elevation or rear elevation. These windows have their primary outlook either toward the publicly visible areas of Cheriton Avenue or in the case of the rear elevation view towards the open fields behind. As such the habitable rooms will have acceptable outlook which will not have an unacceptable impact for privacy of neighbours. The development accords with Policy CW2 (Amenity).

The application property retains sufficient parking within its front curtilage area to accommodate at least three vehicles and accords with adopted Parking Standards and Policy CW3 (Highways).

Comments from consultees: There were objection raised by the Community Council and these raised on the grounds of visual amenity. It has been expressed that the application property is not in keeping with the other properties on that side of the road. This matter was considered within the earlier planning permission which granted works to the property including a ridge height alteration. The application property prior to the construction work being carried out was a bungalow and was one of two properties within this part of Cheriton Avenue (along with number 15 Cheriton Avenue) which differed substantially in form and appearance to other properties within the street. These two properties were gable fronted bungalows in contrast to the nearby properties which were higher dormer style properties. The relationship between the orientation of numbers 15 and 17 Cheriton Avenue was also different with their principal elevations angled at broadly 90 degrees to each other. It was therefore considered that the application property was substantially different in appearance to the majority of properties within Cheriton Avenue and therefore the proposed alterations would not harm the character of the area.

The works sought for retention as part of this application have been considered and are visually acceptable and are recommended for approval accordingly. The matters relating to obstruction of the right of way raised by the Community Council have been addressed in terms of the building by works carried out to realign the porch walling.

Cont'd.....

Application No. 19/0320/FULL Continued

It is noted that the revised response of the Public Rights of Way Officer is that the physical alterations made by the applicant to the building are satisfactory to reinstate the width of the public right of way. The Rights of Way officer has advised that an area of paving is still encroaching on the rights of way. This paving is not part of the current application and therefore it is considered that this matter does not preclude the determination of the application. The paving will be a separate matter for consideration of the expediency of enforcement action either under Planning Legislation or through Rights of Way Legislation.

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 application is considered acceptable in its design and impact on amenity and is recommended for approval accordingly.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, received 11.04.19;
 - Proposed Floorplan and Elevations received 27.08.19.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the first floor side windows facing north and south shall be glazed with obscure glass and any part of those windows that are less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter. REASON: In the interests of residential amenity.
- 03) The erected privacy screen to the southern side of the balcony hereby approved shall remain in place at all times. REASON: To prevent a loss of privacy amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd.....

Advisory Note(s)

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

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

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

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

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

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



Agenda Item 8

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
18/0816/OUT 20.09.2018	Newbridge Scout Hall Ms H Mulhall Bridge Terrace Newbridge NP11 5FH	Demolish and rebuild Newbridge Scout Hut Newbridge Scout Hall Bridge Terrace Newbridge Newport	Granted 30.08.2019
19/0229/COND 20.03.2019	Mr & Mrs A & C Webber 4 Priors Gate Oakdale Blackwood NP12 0EL	Discharge conditions 03 (Drainage), 04 (Bat Method Statement), 06 (Landscaping) and 09 (Boundary Treatment) of planning consent 18/1014/FULL (Replace existing dwelling and outbuildings with a new dwelling and detached garage and associated external works) Comrie Bank Bungalow Load Of Hay Road Crumlin Newport	Decided - Discharge of Conditions 30.08.2019
19/0585/COND 02.07.2019	Mr B Poyner 17 Butterworth Close Newport NP19 9LY	Discharge condition 3 (Drainage), 4 (Access Width), 5 (Parking Plot 4), 7 (Parking Materials), 8 (Front Boundary Height), 9 (Contamination- scheme to treat), 10 (Contamination - soil import testing), 11 (Contamination - validation), 12 (Noise Attenuation Scheme) and 13 (Materials) of planning consent 17/0345/FULL (Erect 4 no. five- bedroom dwellings) The Coal Yard Pandy Road Bedwas Caerphilly	Decided - Discharge of Conditions 02.09.2019
19/0591/FULL 05.07.2019	Mrs L Martin 14 Pen-Y-Bont Penpedairheol Hengoed CF82 8HD	Erect two storey side extension and single storey rear extension 14 Pen-Y-Bont Penpedairheol Hengoed CF82 8HD	Granted 02.09.2019

19/0596/FULL 05.07.2019	Mr A Sargeant 46 Glyn Eiddew Llanbradach Caerphilly CF83 3PJ	Re-build and extend existing conservatory 46 Glyn Eiddew Llanbradach Caerphilly CF83 3PJ	Granted 02.09.2019
19/0602/FULL 08.07.2019	Future Joinery 1 Tai Derwen Ty Gawla Isaf To Rhymney River Cefn Mably Cardiff CF3 6XR	Demolish existing garage, erect single and two storey extensions and carry out alterations to existing property 1 Tai Derwen Ty Gawla Isaf To Rhymney River Cefn Mably Cardiff	Granted 03.09.2019
19/0457/COND 23.05.2019	Emtrek Ltd - Mr Davies C/O Asbri Planning Ltd Miss G Thomas Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge of conditions 05(dust suppression), Condition 06 (noise suppression), Condition 08 (Hedgerow Enhancement), Condition 09(Amended Breeding Bird Provision) Condition 10 (scheme maj dev 1), Condition 11(Landscaping - standard), Condition 12 (Highway Improvements) and Condition 15 (Drainage) of planning application 17/0278/OUT (Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved) Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Decided - Discharge of Conditions 04.09.2019

19/0459/COND 23.05.2019	Mr Davies C/O Asbri Planning Ltd Miss G Thomas Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge of Condition 03 (Parking - further details req), Condition 04 (Site boundary), Condition 06 (Plots 1 and 2 parking), Condition 07 (Pedestrian route), Condition 09 (Drainage), Condition 11 (Landscape) and Condition 12 (Materials) of planning consent 18/0912/RM (Seek approval of the reserved matters in respect of access, appearance, landscaping, layout and scale reserved under outline planning consent 17/0278/OUT (Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved) Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Decided - Discharge of Conditions 04.09.2019
19/0579/FULL 01.07.2019	Mrs L Davies Ty Isaf Farm Pandy-Mawr Road Bedwas Caerphilly CF83 8EQ	Site four pods for self-catering accommodation Land At Grid Ref 316222 190769 Pandy-Mawr Road Bedwas	Granted 04.09.2019
19/0588/FULL 02.07.2019	Mrs J Morgan Hafodrysclawdd Fawr Hafodrisclawdd Fawr Lane Manmoel Blackwood NP12 0HZ	Extend existing menage Hafodrysclawdd Fawr Hafodrisclawdd Fawr Lane Manmoel Blackwood	Granted 05.09.2019
19/0558/FULL 03.07.2019	Mr C Hall 146 North Road Pontywaun Newport NP11 7FW	Replace old garage with a new garage 146 North Road Pontywaun Newport NP11 7FW	Granted 05.09.2019
19/0600/FULL 08.07.2019	Mrs S Roberts 45 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Erect single storey rear extension 45 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Granted 05.09.2019

19/0606/FULL 10.07.2019	Mr M Lewis 21 Rhosili Road Cefn Hengoed Hengoed CF82 7JE	Erect part single storey and part two storey extension to the rear and side to the existing dwelling 21 Rhosili Road Cefn Hengoed Hengoed CF82 7JE	Granted 05.09.2019
19/0611/FULL 11.07.2019	Mr Mock 14 St Anne's Road Blackwood NP12 3PG	Erect lean-to roof porch to front 14 St Anne's Road Blackwood NP12 3PG	Granted 05.09.2019
19/0621/COND 12.07.2019	CCBC Mrs S Richards Ty Penallta Tredomen Park Ystrad Mynach CF82 7PG	Discharge conditions 05 (Drainage) and 08 (Car Park Lighting) of planning consent 18/1046/LA (Erect two storey classroom extension to the main junior block and associated parking on land off Lewis Street) Ystrad Mynach Primary School Lewis Street Ystrad Mynach Hengoed	Decided - Discharge of Conditions 05.09.2019
19/0629/COND 17.07.2019	Little Einsteins Academy Ltd Mr I Bray Block B Britannia Centre For Enterprise Britannia Blackwood NP12 3SP	Discharge condition 10 (Boundary treatment) of planning consent 13/0788/COU (Change the use from music studio to children's nursery, including the siting of a portable building and the provision of car parking and playgrounds) Little Einsteins Academy Ltd Block B Britannia Centre For Enterprise Britannia	Decided - Discharge of Conditions 05.09.2019
19/0682/NMA 08.08.2019	Mr S Sterry The Gables 17 Pentwyn Road Trinant Newport NP11 3LN	Seek approval of non-material amendment to planning consent 17/0531/FULL (Demolish existing garage and erect 2 bedroom annexe) to amend the roof detail Annexe The Gables 17 Pentwyn Road Trinant	Granted 05.09.2019

19/0708/NMA 20.08.2019	Crematoria Management Ltd Chapel View Westerleigh Road Westerleigh Bristol BS37 8QP	Seek approval of a non-material amendment of application 18/1062/FULL (Construct a crematorium building with associated car parking, access roads and memorial parkland) for the amendment of condition 03 (approved plans) Land South Of Glanbrynar Farm Tir-Philkins Woodfieldside Pontllanfraith	Granted 05.09.2019
19/0691/COND 07.08.2019	Mr G Doherty Hafodrisclawdd Fawr Barn Hafodrisclawdd Fawr Lane Manmoel Blackwood NP12 0HZ	Discharge Condition 03 (Landscaping) of planning consent 18/1066/FULL (Erect new agricultural barn as a replacement for an existing barn which is to be demolished) Hafodrysclawdd Farm Hafodrisclawdd Fawr Lane Manmoel	Decided - Discharge of Conditions 06.09.2019
19/0569/FULL 25.06.2019	Mr Welsh 23 Heol Waun Fawr Caerphilly CF83 1SA	Erect a conservatory to rear elevation 23 Heol Waun Fawr Caerphilly CF83 1SA	Granted 09.09.2019
19/0607/FULL 10.07.2019	Lloyds Bank plc 25 Gresham Street London EC2V 7HN	Remove one external ATM, infill its aperture and replace one ATM and surround Lloyds TSB Bank Plc 112-114 High Street Blackwood NP12 1YJ	Granted 09.09.2019
19/0724/NMA 30.08.2019	Mrs K Jenkins 9 Sunnybank Road Blackwood NP12 1HY	Seek approval of a non-material amendment to planning consent 19/0314/FULL (Erect single storey extension to rear of dwelling and alterations to windows and doors on side elevation) to change pitched roof to flat roof with lantern 9 Sunnybank Road Blackwood NP12 1HY	Refused 09.09.2019
19/0195/OUT 10.03.2019	Oakdale Commercial Ltd - Mr D Gill Regency Building North Road Newbridge NP11 4AB	Erect residential development Land At Parkway Pen-y-fan Industrial Estate Pen-y-fan	Refused 10.09.2019

19/0605/FULL 09.07.2019	Mrs K Harper 24 John Street Cwmcarn Newport NP11 7EH	Erect first floor extension 24 John Street Cwmcarn Newport NP11 7EH	Refused 10.09.2019
19/0609/FULL 11.07.2019	Mr R Lloyd 34 Garden Close Llanbradach Caerphilly CF83 3NA	Erect side and rear single storey extensions 34 Garden Close Llanbradach Caerphilly CF83 3NA	Granted 11.09.2019
19/0618/FULL 16.07.2019	Mrs E Moyle Ty Cae Bach 18 Cae Bryn Abertridwr Caerphilly CF83 4DA	Erect two storey side extension Ty Cae Bach 18 Cae Bryn Abertridwr Caerphilly	Granted 11.09.2019
19/0627/FULL 16.07.2019	Mr & Mrs Downs 1 Maple Gardens Pontymister Risca Newport NP11 6AR	Demolish existing carport/store and conservatory and erect single storey extension to side and rear 1 Maple Gardens Pontymister Risca Newport	Granted 11.09.2019
19/0651/NMA 25.07.2019	Mr D Jones The Coach House - Rhyd-Y-Gwern Farm Rhyd Y Gwern Lane Draethen Newport NP10 8GJ	Seek approval of a non- material amendment to planning consent 18/0654/FULL (Demolition of detached stable building and erection of two storey extension to side and rear of barn) to alter rooflights The Coach House - Rhyd-y- gwern Farm Rhyd Y Gwern Lane Draethen Newport	Granted 11.09.2019
19/0680/NMA 07.08.2019	United Welsh Housing Association C/O LRM Planning Ltd Mr S Courtney 22 Cathedral Road Cardiff CF11 9LJ	Seek non material amendment to planning application 18/1089/FULL (Erect residential development of 30 No. affordable homes, highway improvement works, access, car parking and associated works) changes to the fenestration of the proposed dwellings including changes to facing materials Land At Grid Ref 315195 191134 Wingfield Crescent East Lane Llanbradach	Granted 11.09.2019

18/1090/FULL 21.12.2018	Broadoak International Investments Ltd Mr P Purnell 11 Coed-Y-Pica Abertridwr Caerphilly CF83 4ET	Erect four dwellings Land At Grid Ref 312302 188899 Bronmynydd Abertridwr	Granted 12.09.2019
19/0582/FULL 02.07.2019	Mrs Rees 50 Derwendeg Avenue Cefn Hengoed Caerphilly CF82 7HX	Erect storage for agricultural equipment along with a horse field shelter, small chicken coup and dog kennel Ty Isaf Caerphilly Road Ystrad Mynach Hengoed	Granted 12.09.2019
19/0594/CLPU 05.07.2019	Mr J Peacock 2 Sunny Bank Terrace Machen Caerphilly CF83 8PY	Obtain a Lawful Development Certificate for proposed replacement of existing white UPVC windows with new anthracite grey UPVC windows, replace existing front and rear UPVC/timber doors respectively with timber or composite doors also change existing window to french doors on the front of the property 2 Sunny Bank Terrace Machen Caerphilly CF83 8PY	Granted 16.09.2019
19/0616/FULL 15.07.2019	Mr A Woods 25 Station Terrace Brithdir New Tredegar NP24 6JS	Erect a garage to the front of the building 25 - 26 Station Terrace Brithdir New Tredegar NP24 6JS	Refused 16.09.2019
19/0634/FULL 22.07.2019	Mrs L Shipp Mount View 17 Waunfawr Park Road Crosskeys Newport NP11 7PH	Erect single storey rear extension, a two storey rear extension and a loft conversion with rear dormer Mount View Waunfawr Park Road Crosskeys Newport	Granted 16.09.2019
19/0599/FULL 08.07.2019	Mr & Mrs Jeremiah 10 Marsh Court Aberbargoed Bargoed CF81 9BF	Erect single storey rear extension 10 Marsh Court Aberbargoed Bargoed CF81 9BF	Granted 17.09.2019

19/0612/FULL 11.07.2019	Mr M Pegler 47 Half Acre Court Caerphilly CF83 3SU	Demolish existing lean-to extension and outbuilding to rear, replace with single storey flat roof extension and change roof on existing extension from pitched to flat roof Shop Unit 4 Bartlett Street Caerphilly CF83 1JS	Granted 17.09.2019
19/0614/FULL 12.07.2019	Mr C Gallent 22 Marsh Court Aberbargoed Bargoed CF81 9BF	Erect single storey rear extension and single storey front porch extension 3 Heolddu Avenue Bargoed CF81 8UT	Granted 17.09.2019
19/0632/FULL 19.07.2019	Mr & Mrs G Davies Croespenmaen Farm Lon Maes Yr Haf Croespenmaen Newport NP11 3BJ	Erect a single storey side extension Croespenmaen Farm Lon Maes Yr Haf Croespenmaen Newport	Granted 17.09.2019
19/0642/TPO 23.07.2019	Mr J Lelliott 37 Coed Y Pia Llanbradach Caerphilly CF83 3PT	Crown reduce Oak tree by 2-3m (Tree Preservation Order 9/76/RVDC) Land At 315188 192331 Coed Y Pia Llanbradach	Granted 17.09.2019
19/0690/TCA 06.08.2019	Mrs L Powell 8 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Fell trees T1 and T2 (Spruce) and T3 (Fir) to ground level 8 Maesycoed Terrace Tredomen Hengoed CF82 7BU	No objection raised 17.09.2019
19/0715/NMA 27.08.2019	Mrs J Peterson 14 Tanybryn Pontymister Risca Newport NP11 6JP	Seek non-material amendments to planning consent 19/0124/FULL (Erect two storey extension to side of dwelling) to alter roof over front single storey utility area to a hipped end 14 Tanybryn Pontymister Risca Newport	Granted 17.09.2019

19/0628/NCC 18.07.2019	Mr & Mrs M Greening 7 Marwyn Gardens Bargoed CF81 8PZ	Vary condition 03 (Approved plans) of planning consent 16/0184/FULL (Erect a first floor bedroom extension plus an enlarged replacement domestic garage) to change flat roof of first floor extension to a pitched roof 7 Marwyn Gardens Bargoed CF81 8PZ	Granted 18.09.2019
19/0644/FULL 23.07.2019	Mrs J Hughes Thornville Greenmeadow Bungalows Glan-y-nant Blackwood NP12 3XR	Erect single storey extension to the front of the property and internal alterations Thornville Greenmeadow Bungalows Glan-y-nant Blackwood	Granted 18.09.2019
19/0636/COND 25.07.2019	CCBC Mrs S Richards Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge condition 10 (Tree Protection) of planning consent 18/1046/LA (Erect two storey classroom extension to the main junior block and associated parking on land off Lewis Street) Ystrad Mynach Primary School Lewis Street Ystrad Mynach Hengoed	Decided - Discharge of Conditions 19.09.2019
19/0344/FULL 23.04.2019	Mr S Pincott 54 Oakdale Terrace Penmaen Oakdale Blackwood NP12 0DF	Erect part single storey, part two storey extensions to side and rear 54 Oakdale Terrace Penmaen Oakdale Blackwood	Granted 20.09.2019
19/0658/COND 26.07.2019	CCBC Building Consultancy Mrs Y Simmonite Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge condition 04 (Reptile Mitigation Strategy) on planning consent 18/1046/LA (Erect two storey classroom extension to the main junior block and associated parking on land off Lewis Street) Ystrad Mynach Primary School Lewis Street Ystrad Mynach Hengoed	Decided - Discharge of Conditions 20.09.2019
19/0221/FULL 18.03.2019	Mr L Richards 16 George Street Ystrad Mynach Hengoed CF82 7BJ	Erect detached dwelling Land At Grid Ref 317533 193532 (Plot 4) The Glade Wyllie Blackwood	Granted 23.09.2019

19/0227/FULL 19.03.2019	Mr & Mrs K Burgess The Cottage Tonypistyll Road Pentwyn-Mawr NP11 4HL	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 The Cottage Tonypistyll Road Pentwyn-mawr Newport	Granted 23.09.2019
19/0281/FULL 01.04.2019	S Pugh & Sons (Garden Centre Ltd) Mr G Pugh Pughs Garden Village Ty Nant Road Morganstown Radyr Cardiff CF5 8LB	Erect a steel storage building Gwaun Gledyr Uchaf Nursery Gypsy Lane Groeswen	Granted 23.09.2019
19/0648/FULL 25.07.2019	Mr & Mrs S Smith 5 The Rise Pengam Blackwood NP12 3PL	Erect front porch extension 5 The Rise Pengam Blackwood NP12 3PL	Granted 23.09.2019
19/0656/TPO 29.07.2019	Ms H George Cilmeri Rectory Close Caerphilly CF83 1EQ	Reduce crown of beech tree by 20%-25% (Tree Preservation Order 49/08/CCBC) Cilmeri Rectory Close Caerphilly CF83 1EQ	Granted 23.09.2019
19/0664/FULL 01.08.2019	Mr A Johns 4 Lower James Street Argoed Blackwood NP12 0HW	Erect single storey rear extension 4 Lower James Street Argoed Blackwood NP12 0HW	Granted 23.09.2019
19/0429/RET 16.05.2019	Mr P Jones 2 Llanarth Villas Llanarth Street Brynawel Wattsville Newport NP11 7QX	Retain garage and decked balcony as built 2 Llanarth Villas Llanarth Street Brynawel Wattsville	Granted 25.09.2019
19/0652/FULL 26.07.2019	Mr Lewis 14 Arthur Street Abertysswg Tredegar NP22 5AN	Erect orangery extension to rear elevation 14 Arthur Street Abertysswg Tredegar NP22 5AN	Granted 25.09.2019

19/0666/RET 01.08.2019	Ms M Cook 19 Garth View Bedwas Caerphilly CF83 8EW	Retain and complete external timber decking, steps and boundary fencing to rear of property 19 Garth View Bedwas Caerphilly CF83 8EW	Granted 26.09.2019
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Agenda Item 9

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
18/0160/OUT 16.02.18	Erect residential development up to 131 dwellings and associated works at Land Adj To Tiryberth Farm, Hengoed Road, Penpedairheol, Hengoed.	Subject to further discussion and consideration.
18/0323/FULL 11.04.18	Change the use of land to use as residential caravan site for two gypsy families, each with two caravans, including no more than one static caravan/mobile home and erection of two amenity buildings - 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.	Awaiting additional information.
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.
18/0922/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.

18/1030/FULL 03.12.18	Erect extension to increase the existing approved scheme comprising B1, B2 and B8 uses, to suit the operational needs and future growth potential of business support, manufacturing, assembly and distribution facilities at Centreprise, 9 Alder Avenue, Dyffryn Business Park, Ystrad Mynach.	Subject to further discussion and consideration.
18/1037/FULL 04.12.18	Erect 4 No. detached dwellings at Land At Grid Ref 319579 196123, Friar's Mead, Pentwyn-mawr, Newport.	Subject to discussion about affordable housing.
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.
18/1084/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.
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.
19/0052/FULL 22.01.18	Erect 14 industrial units at Land At Grid Ref 316419 188486, Bedwas Road, Bedwas, Caerphilly.	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.
19/0165/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.

19/0205/FULL 11.03.19	Erect a dormer bungalow at Land Rear Of 9 Caeglas, Penyrheol, Caerphilly.	Awaiting additional information.
19/0215/NCC 14.03.19	Vary condition 01 of planning consent 14/0128/NCC (Vary condition 01 of planning consent 08/0941/FULL (Erect residential development) to extend the time limit for the development to commence by five years) to extend the time limit for the development to commence by five years at Hengoed Hall Yard, Hengoed Hall Drive, Cefn Hengoed.	Subject to further discussion and consideration.
19/0247/FULL 22.03.19	Erect two detached dwellings and one pair of semi-detached dwellings at Melrose 1 Cwrt Llechryd, Llechryd, Tredegar.	Subject to further discussion and consideration.
19/0268/COU 29.03.19	Retain part existing retail unit and convert/change the use to its rear into 1 No. studio apartment and 1 No. two bed maisonette at 113 High Street, Blackwood.	Subject to further discussion and consideration.
19/0273/FULL 01.04.19	Erect a four bedroom detached dwelling at Land At Troed Rhiw Las Farm, Troed-Rhiw-Las Lane, Risca, Newport.	Subject to further discussion and consideration.
19/0284/COU 02.04.19	Change the use to a use falling within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 at William Hill, 42 Cardiff Road, Caerphilly.	Subject to further discussion and consideration.
19/0301/FULL 09.04.19	Erect contemporary dwelling within curtilage of Ty Tallis at Ty Tallis 13 Penrhiw Terrace, Oakdale, Blackwood.	Subject to further discussion and consideration.
19/0302/LBC 09.04.19	Partially demolish listed building currently used as kitchen and linked corridor, install gas boiler, reinstate former entrance to the north side of the building and relocate kitchen at Ty Tallis, 13 Penrhiw Terrace, Oakdale, Blackwood.	Subject to further discussion and consideration.
19/0356/FULL 26.04.19	Construct a temporary access road and loading area to be used in conjunction with forestry works at Land At Grid Ref 320790 196412, Pen-Rhiw-Bica, Newbridge.	Subject to further discussion and consideration.

19/0465/NCC 25.05.19	Vary condition 1 of planning consent 12/0277/FULL (Convert existing building to 9 flats and erect 7 new build family houses on adjacent land) at Unit A - Building 1, The Whitbread Enterprise Centre, Rhymney Walk, Rhymney.	Subject to further discussion and consideration.
19/0573/FULL 27.06.19	Erect a new low secure mental health hospital ward consisting of 15 no. bedrooms with en-suite, associated communal space and external amenity space (Class 2A) at Pendarren Court, Pendarren Road, Aberbeeg.	Subject to further discussion and consideration.
19/0578/FULL 28.06.19	Erect stepped-level detached dwelling with double garage and roof deck at Land At Grid Ref 314703 To 200239, Upper North Road, Bargoed.	Subject to further discussion and consideration.
19/0584/RET 12.07.19	Retain and complete works to extend existing patio including retaining walls and steps at 59 Treowen Road, Treowen, Newport.	Subject to further discussion and consideration.

Agenda Item 10

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 approval of draft.
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 Pentreban 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. Meeting arranged for September.
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. Requested update.

17/0971/NCC 13.11.17	Vary condition 18 of planning permission 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to enable the variation of the approved restoration scheme details to reflect the positioned earth bund and landscaping at Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	New Matter
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.
18/0415/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), Pwllpant Roundabout To Coed-Y-Brain Roundabout, Pwllpant, 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. Planning said they will get back to us when they can.
18/0444/FULL 14.05.18	Construct two social rented units and one market house at The Rectory, High Street, Nelson, Treharris.	Solicitors requested amendments which we have agreed. They are putting together some alternative wording.
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.

<p>19/0002/FULL 02.01.19</p>	<p>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.</p>	<p>New matter. Working though initial stages.</p>
<p>19/0646/NCC 23.07.19</p>	<p>Vary condition 01 (Commencement date) of planning consent 12/0571/FULL (Convert former rectory into two affordable houses and erect residential development of 6 dwellings) to extend the time period for commencement for a further five years at The Rectory And School Site High Street, Nelson, Treharris, CF46 6HA.</p>	

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Agenda Item 11

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
19/0009/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 Beaumaris Way Cefn Fforest	30/05/2019
19/0012/REF 19/0379/COU	Messrs M & I Javra 48 Penylan Road Penylan Cardiff CF24 3PF	Change the use from A1/A2 to A1/A2 and A3 at Unit 6 Llanfabon Drive Shops Llanfabon Drive Trethomas	06/08/2019
19/0013/REF 18/1083/OUT	Mr M Morgan 10 Waun Erw Caerphilly CF83 3QU	Erect three bedroom house at Land At Grid Ref 315743 188327 Heol Bro Wen Caerphilly	30/08/2019

APPEALS DECIDED

APPEAL REF/ PLANNING APP	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
19/0010/REF 19/0120/FULL	Erect a two storey rear extension at 77 High Street Nelson Treharris CF46 6HA	Allowed 20/09/2019	DEL