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Date: 27th November 2019

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 4th December, 2019** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

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

Yours faithfully,

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

Christina Harrhy
CHIEF EXECUTIVE

AGENDA

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

Pages

A greener place Man gwyrddach

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



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

To approve and sign the following minutes: -

- 3 Planning Committee held on 6th November 2019. 1 - 10

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

- 4 Code No. 19/0624/FULL - Spare Moments, 21 Old Parish Road, Hengoed, CF82 7HU. 11 - 20
- 5 Code No. 19/0495/COU - Former Bakery, Bryn Terrace, Hengoed. 21 - 30
- 6 Code No. 19/0536/RET - Land at Former Station House, Merthyr Road, Rhymney Bridge, Llechryd.
- 7 Code No. 19/0823/NCC - Land at Grid Ref 313169 206548 Wauntysswg Farm, Abertysswg, Rhymney, Tredegar. 31 - 42
- 8 Code No. 19/0559/FULL - Garnllwyd, Watford Road, Thornhill, Caerphilly, CF83 1LY. 43 - 50
- 9 Code No. 19/0487/OUT - Land Adjacent to Mount Pleasant Inn, Mount Pleasant Row, Pentwyn, Bargoed. 51 - 66
- 10 Code No. 19/0448/NCC - Asda, Cliff Road, Blackwood, NP12 0NT. 67 - 74
- 11 Code No. 19/0010/FULL - Former Pontymister Service Station, Newport Road, Pontymister, Risca. 75 - 94

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

- 12 Applications determined by delegated powers. 95 - 108
- 13 Applications which are out of time/not dealt with within 8 weeks of date of registration. 109 - 112
- 14 Applications awaiting completion of a Section 106 Agreement. 113 - 114
- 15 Appeals outstanding and decided. 115 - 118

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, 6TH NOVEMBER 2019 AT 5:00PM

PRESENT:

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

Councillors:

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

Together with:

T. Stephens (Planning Services Manager), R. Kyte (Head of Regeneration and Planning), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), L. Cooper (Engineer, Highways), M. Godfrey (Senior Environmental Health Officer), C. Powell (Principal Planner), E. Rowley (Senior Planner), A. Pyne (Senior Planner) V. Morgan (Principal Planner) and E. Sullivan (Senior Committee Services Officer).

And:

Councillor E. Stenner – Cabinet Member for Planning and Regeneration

1. **APOLOGIES FOR ABSENCE**

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

2. **DECLARATIONS OF INTEREST**

A declaration of interest was received at the start of the meeting from Councillor J.E. Fussell in relation to Agenda Item No.9 – Code No. 19/0694/FULL. Details are minuted with the respective item.

3. **MINUTES – 9TH OCTOBER 2019**

It was moved and seconded that the minutes of the meeting held on the 9th October 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 9th October 2019 (minute nos. 1-16) be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT

4. ITEM CODE NO. 19/0010/FULL – FORMER PONTYMISTER SERVICE STATION, NEWPORT ROAD, PONTYMISTER.

It was noted that in order to allow further discussion with the applicant in relation to Section 106 Agreement matters the above application had been withdrawn from the Committee.

5. CODE NO. 19/0432/FULL – FWRRWM ISHTA HOUSE, 68 COMMERCIAL ROAD, MACHEN, 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 this application be granted;
- (ii) the applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

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

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

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

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

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

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

- (iii) the applicant be advised of the comments of Natural Resources Wales, Dwr Cymru/Welsh Water and Senior Engineer (Land Drainage).
- (iv) The applicant be advised of the follow:

Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

<https://naturalresources.wales/permits-and-permissions/protected-specieslicensing/european-protected-species-licensing/information-on-european-protectedspecies-licensing/?lang=en>.

6. CODE NO. 19/0573/FULL – PENDARREN COURT, PENDARREN ROAD, ABERBEEG

It was noted that the application had been subject to a Planning Committee Site Visit which had been held on Monday 4th November 2019.

Following consideration of the application it was moved and seconded that subject to the inclusion of an additional condition in relation to noise and dust management during the construction process and an amendment to the condition in relation to the colour of the render to be used 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 following additional and amended conditions this application be granted;

Amended Condition (10)

Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, including the colour of the proposed render, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenity of the area

Additional Condition (14)

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

Reason

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

Additional Condition (15)

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

Reason

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

- (ii) the applicant be advised of the following: -

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

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

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

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

- (iii) the applicant be advised of the comments of the Conservation & Design Officer, Dwr Cymru/Welsh Water, Landscape Architect, Senior Engineer (Land Drainage) and Council's Ecologist.
- (iv) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

7. CODE NO. 19/0578/FULL – LAND AT GRID REF. 314730 TO 200239, UPPER NORTH ROAD, BARGOED

Mr S. Waldron the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the inclusion of an additional condition in relation to the maintenance of privacy screening 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 following additional condition this application be granted;

Additional Condition (11)

The proposed privacy screen as shown on the approved plans shall be erected prior to first use of the roof terrace area hereby approved. Thereafter, the privacy screen shall remain in place for the lifetime of the development.

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.

- (ii) 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 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.

- (iii) the applicant be advised of the following: -

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

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water.

Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

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

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

8. CODE NO. 19/0781/RET – 40 JAMES STREET, MARKHAM, BLACKWOOD.

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 condition contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2019 is relevant to the conditions of this permission: CW2;
- (iii) the applicant be advised the proposed development lies within a coal mining area which may contain unrecorded coal mining 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.

9. CODE NO. 19/0694/FULL – LAND AT 94-96 HIGH STREET, BLACKWOOD

Councillor J.E. Fussell declared a personal and prejudicial interest as the applicant is known to him and left the Chamber when the application was discussed.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the following: -

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

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

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

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

10. CODE NO. 19/0729/LA – TY ISAF, CAERPHILLY ROAD, YSTRAD MYNACH, HENGOED.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the following: -

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

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

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

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

- (iii) the applicant be advised of the comments of Network Rail, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Rights of Way Officer;
- (iv) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

In order to widen the existing dropped vehicular access as shown on the submitted plans, the constructional details must be agreed with the Highway Authority. The applicant should ring (01443) 863112 in this regard. Should the applicant wish to undertake the work themselves, or employ a private contractor, a Licence to Excavate the Highway will be required. This licence will not be required if the work is undertaken by the Council's Network Contracting Services. It should be noted that any unlicensed work in, or disturbance of, the highway is an offence under the Highways Act 1980 and in such circumstances legal action may be undertaken in order to rectify matters.

11. **WELSH GOVERNMENT CONSULTATION ON THE DELIVERY OF HOUSING THROUGH THE PLANNING SYSTEM**

Consideration was given to the report that provided information on the content of the recent Welsh Government consultation on the Delivery of Housing through the Planning System and sought Members views as part of the consultation process.

Members were referred to Appendix 1 of the Officer's report which detailed the draft consultation response.

The key changes to the document proposed were the removal of the requirement on Planning Policy Wales for local planning authorities to provide a five-year supply of land for housing, the revocation of TAN1 in its entirety and to replace the monitoring of housing land supply by the monitoring of housing delivery based LDP housing trajectory, to be reported through the AMR. Members were advised that the response deadline was the 20th November 2019.

Officer's outlined their main areas of concern in relation to TAN1 and housing trajectories, it was noted that at the time the current LDP was adopted there was no requirement of local authorities to include trajectories and so Caerphilly has no trajectory against which to assess housing delivery. Therefore there were significant concerns regarding the uncertainty that this would cause and the potential impact on housebuilding.

Members expressed their full support for the abolition of the 5 Year Housing Supply Requirement as they felt it would be beneficial in reducing the number of speculative applications on Greenfield sites. In relation to the revocation of TAN1 Members also felt that this would be a positive step forward and did not share Officer's opinion that it should be retained as the policy vacuum created by its removal would deter Developers coming forward.

At this point in the debate it was moved and seconded that the Officers response in relation to the abolition of the 5 Year Supply be to strongly agree. The response in relation to the revocation of TAN 1 also be amended to strongly agree with its removal.

Officers clarified their concerns in relation to the removal of TAN1 as it would impact not just speculative applications but might deter Developers from looking at other unallocated sites and advised caution in relation to any actions that had the potential to deter new housing. Members were advised that Caerphilly was well below its building targets and the negative impact that uncertainty had on the development industry was outlined. The Head of Planning and Regeneration advised that removing TAN1 at this juncture would negatively affect CCBC more than other Planning Authorities particularly as it is moving toward the end of its current Local Development Plan.

Members did not feel that the removal of TAN1 would be a deterrent to the development industry and there was concern about the number of applications being granted via the Appeal process. Members continued to be of the opinion that they would welcome the removal of TAN1 and would as a Committee continue to look at each application as it comes forward on its individual merits.

The Development Control Manager confirmed that until it was reviewed in 2015, TAN1 provided a more nuanced way of assessing housing need, as it allowed for a variety of different methodologies to be utilised and assured Members that there was merit in retaining a modified version rather than its total removal.

Members referred to the low number of house building previously referred to and commented on the fact that 3 major developments had recently been approved for approximately 600 houses, the fact that developers were sitting on these approvals until it was more financial prudent to build was beyond the influence of this Planning Authority and the Planning Committee. The Head of Regeneration and Planning advised Members that the three applications referred to are under construction and have not been subject to landbanking.

Members were also mindful of the need to take into account the impact that the Cardiff Capital Region City Deal would have on future development.

Having fully considered the report and the responses from Officers, the Member withdrew the earlier motion and it was then moved and seconded that the response to Welsh Government should support the removal of the 5 Year Land Supply Requirement and the retention of a

modified TAN1 the wording of which to be confirmed and should meet the aims of the Local Authority, by a show of hand this was unanimously agreed.

Officers confirmed that due to the consultation deadlines the Committee would need to approve the revised wording via email and this was agreed.

RESOLVED that: -

- (i) the comments of the Planning Committee be noted as part of the consultation process;
- (ii) the response as detailed in Appendix 1, subject to the revised wording in relation to TAN1 and agreement with the removal of the 5 Year Land Supply Requirement, be submitted to Welsh Government as this Council's response to the consultation process.

12-15. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 18.20pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 4th December 2019, they were signed by the Chair.

CHAIR

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Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0624/FULL 18.07.2019	The Executors For The Estate Of Mrs Brooks C/o GAP Architectural & Engineering Design Services Mr S Hiles 22 Ty-Isaf Penyheol Caerphilly CF83 2RG	Divide existing garden to erect two detached bungalows with associated works Spare Moments 21 Old Parish Road Hengoed CF82 7HU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the western side of Old Parish Road.

House type: The application site is the curtilage of an existing detached bungalow. The existing bungalow is on the northern side of the curtilage with a large garden to the side and front. The bungalow is pine end onto the road and is finished in a mixture of stone cladding, timber cladding and render. The garden of the bungalow is terraced and landscaped with a mature hedgerow to the front boundary and a detached garage on the southern boundary of the site.

Development: This application seeks full planning consent for the erection of two detached bungalows with accommodation in the roof space. The layout shows the proposed bungalows sited side by side between the existing bungalow and the bungalow at number 19 Old Parish Road with parking and turning in the front garden. Each bungalow will have a lounge, bedroom, bathroom, kitchen and dining room on the ground floor with two bedrooms in the roof space. A new footway is also proposed to the front of the site to continue the existing footway on Old Parish Road.

Dimensions: The bungalows measure 7.5m wide by 13m long by 6.5m high.

Materials: Face brickwork with roof type to be agreed.

Ancillary development, e.g. parking: Three parking spaces and a turning area to be provided per dwelling.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 19/0624/FULL Continued

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

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

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

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Cont....

Application No. 19/0624/FULL Continued

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Head Of Public Protection - No objection subject to conditions.

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

Ecologist - No objection subject to conditions

Transportation Engineering Manager - No objection subject to conditions.

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

Gelligaer Community Council - No objection.

ADVERTISEMENT

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

Response: Three letters of objection have been received.

Summary of observations:

1. Loss of light and overshadowing of the neighbouring dwelling.
2. Loss of privacy to the neighbouring dwelling.
3. Loss of view to the dwellings to the rear.
4. Encroachment onto neighbouring land.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

EU HABITATS DIRECTIVE

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

Is this development Community Infrastructure Levy liable? Yes, the site is within the mid-range viability area.

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 consent for two new dwellings on land within the curtilage of an existing dwelling and within a residential area within the defined settlement limits. As such the principle of the development is considered to be acceptable.

It is possible to accommodate two new bungalows within the application site and adequate privacy distances can be achieved and the design of the bungalows is considered to be in keeping with the character of other bungalows in the area. As such it is considered that the proposal complies with Policy CW2 of the LDP.

Adequate vehicular access can be provided together with the required parking and turning space and in that regard it is considered that the proposal complies with Policy CW3 of the LDP.

Comments from Consultees: Whilst the Council's Senior Engineer (Land Drainage) has raised objection to the proposal in the absence of an application for SAB approval it is acknowledged that there is sufficient scope with the application site to provide sustainable drainage subject to acceptable ground porosity test results, and should this not be possible then there is a surface water sewer in the area which could be used as a last resort. In that regard it is not considered that it would be reasonable to withhold consent at this time. As SAB is now a separate administrative process it is not possible to impose a condition requiring the submission of a scheme but an advisory note can be attached to any consent granted advising the developer of the need to obtain SAB approval prior to the commencement of works on site. In that regard it is considered that the proposal complies with Policy CW5 of the LDP.

No other objections were raised.

Cont....

Comments from public:

1. Whilst the proposed bungalow would be close to the neighbouring bungalow at number 19 Old Parish Road, it should be noted that there is currently a large mature hedgerow on the common boundary between the two properties that effectively screens the existing dwelling from views into the application site. In that regard it is not considered that there would be any loss of light or overshadowing of the neighbouring dwelling as a result of this proposal over and above that which is currently experienced.
2. Again having regard for the hedgerow referred to above it is not considered that there would be any loss of privacy to the neighbouring dwelling.
3. Loss of view to the dwellings to the rear is not a material planning consideration.
4. Whilst the objector suggests that the proposed footpath would encroach onto their land no evidence has been submitted to support this claim. In any event this would be a private legal matter between the two parties.

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 Numbers 100 Rev C1, 201 Rev C2, 203, 204 and 205.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 19/0624/FULL Continued

- 03) The development hereby approved shall not be occupied until a 2.0m wide footway has been constructed on the application site boundary fronting onto Old Parish Road in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 15 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) Any gates shall be located and fitted so as not to open out onto the highway.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) 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.
- 08) 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....

- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) No development or site or vegetation clearance shall take place until a detailed reptile survey has been carried out and the results of the survey, including an impact assessment, and if necessary details of any proposed mitigation measures, have been submitted to and approved by the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.
REASON: To ensure that reptiles are protected, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and replacement of hedgerows within the site, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009) in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0624/FULL Continued

- 13) Prior to the commencement of work on site details of the replacement hedgerow, including its species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and the replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009) in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) 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 properties at 21 Old Parish Road, Hengoed, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 15) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new properties at 21 Old Parish Road, Hengoed, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 16) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0624/FULL Continued

Advisory Note(s)

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

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.

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

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

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

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



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0495/COU 19.07.2019	Mr S Monico 4 Bryn Terrace Hengoed CF82 7ND	Change the use of building to a dwelling Former Bakery Bryn Terrace Hengoed

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Former Bakery, Bryn Terrace, Hengoed

Site description: The application site is comprised of a two storey building which fronts south-west onto Bryn Terrace, Hengoed. To the east is the rear amenity area of an end of terrace property (29 Brynavon Terrace) which is located at a lower level than the application site. To the west is a lane with an end of terrace property (1 Bryn Terrace) located beyond at a higher level than the application site. To the north is the garage and rear amenity area of a terrace dwelling (30 Brynavon Terrace). To the south is Bryn Terrace road with number 28 Brynavon Terrace beyond and number 17 Bryn Terrace. The general topography means that the land slopes down broadly from west to east.

Development: Change the use of building to a dwelling. The proposed layout shows a kitchen/dining area and bathroom at ground floor level and bedroom and lounge area at first floor level.

Dimensions:

The building measures approximately 9.7m long 4.2m wide with a height of 7.3m

Materials: The building is of a brickwork construction but is finished in render and has a slate roof.

Ancillary development, e.g. parking: Small bin storage area to eastern side of building.

PLANNING HISTORY 2005 TO PRESENT

None

Cont....

Application No.19/0495/COU Continued

POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Better Places to Live)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Ecologist - No objection. Recommends Ecological Enhancement be conditioned.

Transportation Engineering Manager - No objection, Whilst the application does not comply with adopted Supplementary Planning Guidance document LDP5 (Car Parking Standards) in terms of the provision of off-street parking facilities, the requirement for the development would equate to 1 space, and there is spare capacity on-street to cater for this.

Head Of Public Protection - No objections.

Gelligaer Community Council - Raise an objection on highway grounds due to the lack of off-street parking.

Senior Engineer (Land Drainage) - Advises that SAB approval is not required.

Cont....

Application No.19/0495/COU Continued

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and 5 neighbour notification letters were sent.

Response: One representation has been received.

Summary of observations:

- My garage shares its wall with the side wall of the old bake house. I would want full protection including special protection during any construction works for my garage and contents.
- Highlights the requirements of the Party Wall Act 1996
- Requests that a proper waterproof joint (flashing or similar) is incorporated, rainwater guttering and that any new roof finish does not overhang my property.
- General comments on the Quality of the plans and highlights their unsuitability for building regulations.
- Unclear if the "downstairs" floor is existing or a new floor

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? Yes, the application site lies in the mid-range viability area for CIL attracting a fee of £25/sqm subject to indexation.

ANALYSIS

Policies:

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

Cont....

Application No.19/0495/COU Continued

The building is of a significant age (estimated to be circa 1930s) and is known as the "Former Bakery." However, the most recent planning permission for the site was in 1971 and that permission approved a hobby use of the building as a light engineering workshop associated with the residential property known as no. 29 Brynavon Terrace. The information submitted by the applicant within this application indicates that there is now no link to no. 29 Brynavon Terrace with the building subject to this application in separate ownership. The proposed change of use subject to this application seeks permission to convert the building into a one-bedroom residential property.

The principle of a change of use to residential use is considered an appropriate form of development, the application site is located within the defined settlement boundary and as such the proposed use accords with adopted Local Development Plan Policy CW15 (General Locational Constraints). The proposed works would have an acceptable visual impact on the building and the character of the area according with Policy SP6 (Placemaking). It is also noted that the proposed conversion would make a small contribution to addressing the acknowledged housing land supply deficit within the county.

The impact on neighbour amenity has been considered. The adjacent property to the east (29 Brynavon Terrace) has its rear garden and rear facade facing towards the application site. In respect of the proposed layout for the conversion this shows a ground floor bathroom window and first floor lounge window with their outlook towards the rear amenity area and rear facade of number 29 Brynavon Terrace. It is considered appropriate to require these windows to be obscurely glazed in the interests of the amenity of the occupants of number 29 Brynavon Terrace. Members are advised that the first floor lounge area would also be served by separate clear glazing on the south facing elevation adjacent to Bryn Terrace.

The nearest residential property to the west (1 Bryn Terrace) is separated from the application site by a lane and number 1 Bryn Terrace is located at a higher level than the site and has a blank gable end elevation. The proposed conversion will have no unacceptable impact on existing amenity and privacy of the occupiers of 1 Bryn Terrace.

The impact on the neighbouring property to the north (30 Brynavon Terrace) is acceptable. Number 30 Brynavon Terrace has their garage abutting the application building but no fenestration is proposed on this elevation and as previously advised the fenestration in the east facing end elevation would be required to be obscurely glazed.

Cont....

Application No. 19/0495/COU Continued

There is sufficient separation distance from windows on the front elevation of the application building to properties to the south which are located across Bryn Terrace. Number 28 Brynavon Terrace has its garage across from the site and has a significant sized rear amenity area (circa 15m long) with the rear elevation of the main dwelling angled at approximately 90 degrees to the application building. Number 17 Bryn Terrace is located across Bryn Terrace from the application building angled in terms of its front windows to the application building, separated from these windows by approximately 19m and number 17 Bryn Terrace is set at a slightly higher level. It is considered noting that the impact in terms of overlooking will be acceptable given there is more direct overlooking of number 17 Bryn Terrace's front elevation from the existing properties such as 1 and 2 Bryn Terrace on the opposite side of the road. The proposed development would have an acceptable impact on the existing levels of amenity enjoyed by all surrounding residential dwellings according with Policy CW2 (Amenity).

The proposed development does not contain any off-street parking and it is noted that there is insufficient land within the application site to provide such parking. It does not therefore accord with provisions within adopted Supplementary Planning Guidance note LDP5 (Car Parking Standards) which advises that 1 car parking space per bedroom should be provided. The same guidance also states however that the local authority reserves the right to treat all planning applications on their merits according to the size, nature, location, density, employment and traffic generation characteristics of the proposed development and its impact on the local and regional highway network. The Highway Authority have considered the proposed development and have raised no objection as they advise that there is adequate on street parking opportunities within the vicinity of the site. In respect of on-street parking it is noted that this is unrestricted on either side of Bryn Terrace to the east of the application site where there is approximately 20-30 metres on either side of the road adjacent to the side boundaries of numbers 28 and 29 Bryn Terrace. There is also additional parts of Bryn Terrace to the west where on-street parking opportunities exist noting existing terrace dwellings are present. The limited scale of the development is such that there will be no material impact on traffic generation or the wider highway network. It is therefore considered that the development would accord with Policy CW3 (Highways).

Comments from Consultees:

Gelligaer Community Council have raised an objection to the application on the grounds of the lack of provision of any off-street car parking. The Highway Authority have considered the application and have raised no objections based on the site circumstance and they advise there is spare parking capacity on-street to serve the proposed development.

Cont....

Application No. 19/0495/COU Continued

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

Comments from public:

- My garage shares its wall with the side wall of the old bake house. I would want full protection including special protection during any construction works for my garage and contents.
- Highlights the requirements of the Party Wall Act 1996
- Requests that a proper waterproof joint (flashing or similar) is incorporated, rainwater guttering and that any new roof finish does not overhang my property.

These are private matters between the applicant and the owner of the adjacent garage. The Party Wall Act is a separate piece of legislation which is not a material consideration for the determination of this planning application.

- General comments on the Quality of the plans and highlights their unsuitability for building regulations.

The plans are sufficient for the current application and the building regulations process is a separate regulatory regime.

- Unclear if the "downstairs" floor is existing or a new floor

The works do not include the creation of a new floor and relate to the existing ground and first floor areas within the building.

Other material considerations:

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

The proposed development would bring an existing underutilised building back into use providing a residential property and having an acceptable impact on surrounding residential properties and on the character of the area. It is recommended for approval accordingly.

Cont....

Application No. 19/0495/COU Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Ground Floor (downstairs) plan, received 19.07.19;
 - Proposed First Floor (upstairs) plan, received 19.07.19;
 - Proposed Front Elevation and right end elevation plan, received 19.07.19
 - Proposed Left end Elevation plan, received 19.07.19;REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the ground floor bathroom and first floor lounge windows facing south-east shall be glazed with obscure glass. Any replacement or repair shall only be with obscure glass.
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) 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.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no 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....

Application No. 19/0495/COU Continued

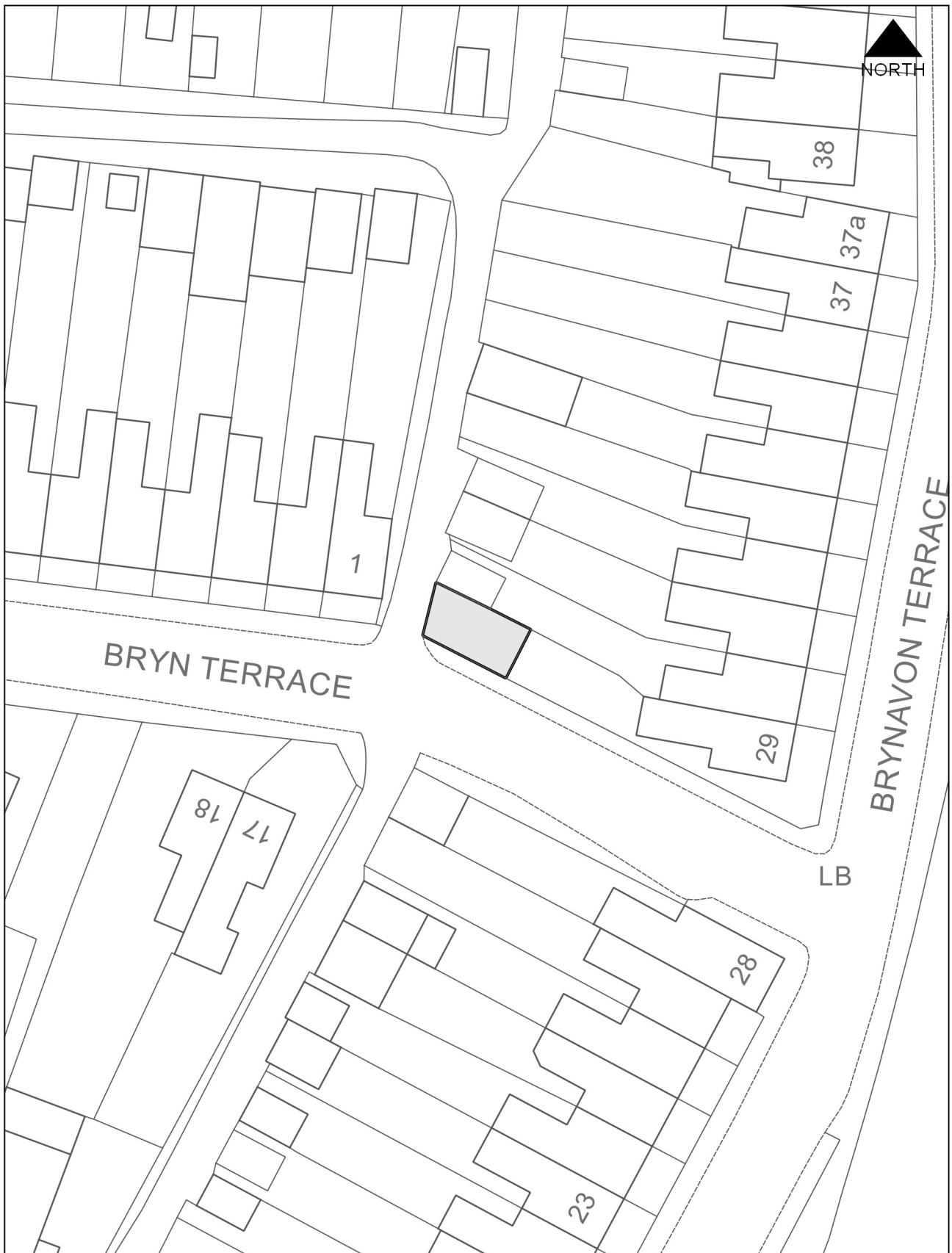
- 06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning 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.

Advisory Note(s)

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

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



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0823/NCC 03.10.2019	Mr D Meehan C/O Agent	Vary condition 3 of planning consent 18/0626/DNS (Welsh Ministers Consent DNS3213639) (Provide solar park, access and ancillary development) to amend the wording of the condition Land At Grid Ref 313169 206548 Wauntysswg Farm Abertysswg Rhymney Tredegar

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Development: Planning permission was granted by the Welsh Minister for Housing and Local Government in July 2019 for a 30 MW solar park, access and ancillary development at Wauntysswg Farm, Abertysswg. As a development of national significance (DNS), the application was made to Welsh Government rather than the local planning authorities. The site straddles the boundary between Caerphilly and Blaenau Gwent boroughs, with the access in this borough off the B4256 some 700m to the north east of the access to the golf club. The solar farm would be within Blaenau Gwent, with only the access and a temporary site compound within this borough.

The following condition was imposed on the permission.

"This planning permission shall endure for a period of 30 years from the date when electricity is first exported from the solar farm to the electricity grid ('First Export Date'). Written notification of the First Export Date shall be provided by the developer to the Local Planning Authority no later than 1 calendar month after that event."

This reflected the Minister's view that the scheme was temporary, and that its landscape and visual impacts, as well as its adverse impact on the setting of an Scheduled Ancient Monument, would be fully reversible.

Cont....

Application No. 19/0823/NCC Continued

The applicants have now applied to vary that condition to allow a temporary period of 40 years. In their view the solar panels would last for 40+ years if properly maintained, rather than the 30 years that was the industry norm when the application was submitted in 2018. A supporting letter from the agents states that the additional 10 years would provide the following benefits:

- Safe, stable and affordable electricity for approximately 8,250 homes;
- The abatement of approximately 640,000 tonnes of CO2 total instead of 480,000 (from the original 30 years) over the lifetime of the project;
- Rural diversification and increased revenue from the energy sector to be spent in the local economy for a longer duration of time;
- The maintenance of the site will generate further opportunities for employment;
- Net gain in biodiversity through the ecological mitigation put in place and the reduced intensity of agricultural use.

At the end of the operational period, the solar farm and its ancillary equipment will be removed, and the site reinstated to the satisfaction of the local planning authority (LPA). It is estimated that decommissioning of the solar farm will take approximately 4 to 6 months to complete. In addition, the applicant agreed to provide a community benefit fund of a one-off payment of £3,000 per MW (£90,000) following the grant of the DNS planning permission. Should the variation of condition application be granted this would be increased to £5,000 per MW (£150,000 total).

PLANNING HISTORY 2005 TO PRESENT

18/0626/DNS - Provide solar park, access and ancillary development - Granted - 01.08.2019.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The part of the development within Caerphilly borough is within a Visually Important Local Landscape, and a Coal Safeguarding Area.

Policies: One of the aims of the LDP is: To ensure that new development minimises emissions of greenhouse gases as far as is practically possible in order to mitigate the effects of climate change (para 0.92).

One of the key objectives is to: Improve energy, waste and water efficiency while promoting environmentally acceptable renewable energy to maintain a cleaner environment and help reduce our impact on climate change (para 0.94).

Cont....

Application No. 19/0823/NCC Continued

One of the eight key components of the LDP's strategy is to reduce the impact of development on the countryside (para 1.19), and in respect of renewable energy it states as follows.

"1.54 Energy conservation makes a positive contribution to the protection of the environment through a reduction in the release of harmful emissions into the atmosphere. In addition, renewable energy technologies such as microgeneration have an important role to play in the built environment. However, there are a number of renewable energy sources that have the potential to have an adverse impact on valued aspects of the countryside, for example the potential impact of wind generated energy on the landscape. The energy provision benefits of renewable energy schemes therefore need to be balanced against the potential impact of such development on the landscape and on sites of ecological interest."

The site of the solar farm is within Blaenau Gwent Borough, but adjacent to the area defined in the LDP as the Heads of the Valleys Regeneration Area. The following considerations are to be taken into account in respect of renewable energy.

"3.11 The Upper Rhymney Valley offers the most significant potential in terms of energy production within the county borough due to the presence of coal resources at Nant Llesg and the potential of the Upper Rhymney Valley area in terms of renewable energy generation. However, the area is also a principal gateway to the northern end of the County Borough and is particularly prominent when viewed from the A465 Heads of the Valleys Road. The Plan seeks to balance the merits of renewable energy schemes and the safeguarding and potential development of minerals in this area against the objective of safeguarding the landscape from further degradation and, where possible, securing landscape enhancement. Due to its prominence, any proposals for development associated with energy generation within the Upper Rhymney Valley will need to recognise that development must be undertaken in an environmentally acceptable manner. Development proposals should, where appropriate, secure effective landscape rehabilitation and enhancement as an integral part of the scheme. Proposals will also need to be consistent with the wider regeneration strategy and enhanced recreational and tourism role envisaged for this part of the Plan area.

Policy SP5 (settlement Boundaries) of the LDP states that: The Plan defines settlement boundaries in order to: D Prevent inappropriate development in the countryside.

Cont....

Application No. 19/0823/NCC Continued

Policy CW15 (General Locational Constraints) restricts development in the following manner.

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

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

iv Associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere ..."

The main site of the proposed solar farm is adjacent to a Visually Important Local Landscape (VILL) within Caerphilly County Borough.

Policies CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), and CW22 (locational Constraints - Minerals) are also of relevance.

NATIONAL POLICY Planning Policy Wales 2010 contains considerable support for renewable energy, and states, "Planning authorities should facilitate all forms of renewable and low carbon energy development." (para 5.9.1).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? The original development was screened by Welsh Government, and it was concluded that the proposal was not EIA development. The current application relates to the access only, but it leads to the larger part of the development in the neighbouring borough. It is still concluded that the scheme is not EIA development because the impacts will not change, only their duration. This does not prejudice Blaenau Gwent Borough Council consideration of this matter.

COAL MINING LEGACY

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

Cont....

Application No. 19/0823/NCC Continued

CONSULTATION

Transportation Engineering Manager - No objections.

Rights Of Way Officer - No objections.

Ecologist - No objections.

Landscape Architect - No objections.

Glam/Gwent Archaeological Trust - No objections subject to a change in the wording of the archaeology conditions.

ADVERTISEMENT

Extent of advertisement: Site notices were posted at the site, and on Hill Street.

Response: No comments have been received.

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? No.

ANALYSIS

Policies: There is support for renewable energy development in local and national policies. Planning permission has previously been granted for this development by the Welsh Minister, and the only matter now under consideration is whether the extension of the temporary period from 30 to 40 years is acceptable from a planning point of view.

Cont....

Application No. 19/0823/NCC Continued

This Council did not raise any formal objections to the original scheme, although officers, in preparing a Local Impact Report as part of the determination process did draw attention to the adverse impacts of the development on the landscape, historic environment, and nature conservation matters. Blaenau Gwent Borough Council objected to the scheme. The inspector who conducted the inquiry, which was part of the DNS process, recommended that the application should be refused, but the Minister came to the opposite conclusion.

The part of the development within Caerphilly borough will accommodate the access road, and a temporary compound during construction. On balance, any adverse impacts of this minor part of the development will not be significantly increased as a result of the extended temporary period. The Minister concluded that all of the adverse impacts were reversible and that will remain the case after 40 years. It is recommended that planning permission should be granted subject to the conditions that apply to the part of the development within this borough.

Comments from Consultees: No objections are raised by consultees.

Glamorgan Gwent Archaeological Trust have requested that the wording of archaeology condition be changed to reflect the guidance in Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management, because the conditions imposed by the Minister do not state that it is the responsibility of the developer to engage the archaeological contractor to produce a written scheme of mitigation, and that the mitigation work will be undertaken to an agreed methodology. However, the Council cannot reconsider the original application, and although section 73 of the Town and Country Planning Act 1990 allows the LPA to impose differing or additional conditions, they have to be fairly related to the issue currently under consideration. In this case, there is no relationship between the temporary period for which the permission is granted and the archaeological implications of the scheme.

Comments from public: None received.

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.

Cont....

Application No. 19/0823/NCC Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development to which this permission relates must be begun not later than the expiration of 5 years beginning with the date on which the permission is granted.
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 details of the following approved plans and documents, except where amended by conditions attached to this planning permission:
 - i. Drawing reference: JPW0888-DNS-005 DNS Site Application Plan;
 - ii. Drawing reference: JPW0622-WAU-002 Rev I Site Layout Plan;
 - iii. Drawing reference: 17/611/01 Tree Location and Constraints Plan;
 - iv. Drawing reference: 17/611/02 Rev A Tree Protection Plan;
 - v. Drawing reference: JNY8819-01 Junction Layout and Visibility Splays.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) This planning permission shall endure for a period of 40 years from the date when electricity is first exported from the solar farm to the electricity grid ('First Export Date'). Written notification of the First Export Date shall be provided by the developer to the Local Planning Authority no later than 1 calendar month after that event.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) If the solar park associated with the development hereby permitted ceases to export electricity to the grid for a continuous period of 12 months the developer shall notify the Local Planning Authority in writing. A scheme shall be submitted to the Local Planning Authority for written approval within 3 months of the end of the 12-month period, for the repair or removal of all infrastructure. The scheme shall include, as relevant, a programme of remedial works where repairs to infrastructure is required. Where removal is necessary the scheme shall include a programme for removal of all infrastructure approved under this permission, including details of site restoration measures following the removal of infrastructure. The scheme shall thereafter be implemented in accordance with the approved details and timetable.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0823/NCC Continued

- 05) Not later than 12 months prior to the end of this permission, a Decommissioning Management Plan shall be submitted for the written approval of the Local Planning Authority. The scheme shall make provision for, inter alia, the removal of all infrastructure approved under this permission and the restoration of the site. The approved scheme shall be fully implemented within 6 months of the expiry of this planning permission.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) All electrical cabling between the solar park and the grid connection shall be installed underground. Prior to the commencement of any works associated with this part of the development, details of the routes of underground cabling shall be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) No development shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be carried out in accordance with the requirements and standards of the written scheme.
REASON: In the interests of the archaeological and historical heritage of the Borough.
- 08) No development or site clearance shall commence until the Local Planning Authority has been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.
REASON: In the interests of the archaeological and historical heritage of the Borough.
- 09) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The submitted scheme shall include:
- i. Indications of all existing trees (including spread and species) and hedgerows on the land clearly identifying those to be lost or retained;
 - ii. Measures for the protection of retained trees or hedges throughout the course of development;
 - iii. Details of ground preparation, planting plans, number and details of species;

Cont....

Application No. 19/0823/NCC Continued

- iv. Maintenance details for a minimum period of 5 years; and
- v. A phased timescale of implementation.

The landscaping scheme shall be carried out as approved.

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) All planting or seeding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development or any alternative timescale that may be approved in writing by the Local Planning Authority before works commence on site. Any trees, shrubs or plants which within a period of 5 years from implementation of the planting scheme die, are removed or become seriously damaged or diseased, shall be replaced by one of the same species and size in the next available planting season.

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.

- 11) No development shall take place (including ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following:-
- i. A risk assessment of any potentially damaging construction activities;
 - ii. Identification of "biodiversity protection zones";
 - iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
 - iv. The location and timing of sensitive works to avoid harm to biodiversity features;
 - v. The times during construction when specialist ecologists need to be present on site to oversee works;
 - vi. Responsible persons and lines of communication;
 - vii. The role and responsibilities on site of an Ecological Clerk of Works or similarly competent person; and
 - viii. The use of protective fences, exclusion barriers and warning signs.

The CEMP shall be strictly implemented and adhered to throughout the construction period in full accordance with the approved details.

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

Cont....

Application No. 19/0823/NCC Continued

- 12) Prior to its construction, details of the access road for the development shall be submitted to and agreed in writing by the local planning authority. Those details shall include materials and the method of drainage. The access road shall be constructed in accordance with the agreed details prior to the commencement of any other part of the development.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the first use of the access to the development hereby approved, the first 10 metres shall be surfaced in accordance with the details approved under Condition 17.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Prior to their construction, details of the temporary compound, car parking, turning area and wheel washing facilities shall be submitted to and agreed in writing by the local planning authority. The details shall include materials, structures, boundary treatment, means of drainage, surfacing, plant and machinery, lighting, and any storage including liquids. The compound, car parking and turning area shall be constructed in accordance with the agreed details.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Prior to the construction of the temporary compound, car parking and turning area, details of the mitigation of the impact of those facilities on the existing habitat and species, and method and timing of restoration following their removal from site shall be submitted to and agreed in writing with the local planning authority. The agreed details shall be complied with and the site restored in accordance with the agreed details.
REASON: To ensure adequate protection of species and habitat in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) Prior to its construction, details of the bridge crossing the Nant Tysswg shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure adequate protection of species and habitat in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application No. 19/0823/NCC Continued

- 17) Prior to the commencement of development, details of any temporary lighting for the construction period shall be submitted to and approved in writing by the Local Planning Authority. The temporary lighting shall be installed in accordance with the approved details for the duration of the construction period only. With the exception of the temporary lighting, no floodlights or any other form of external lighting shall be installed at the site.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

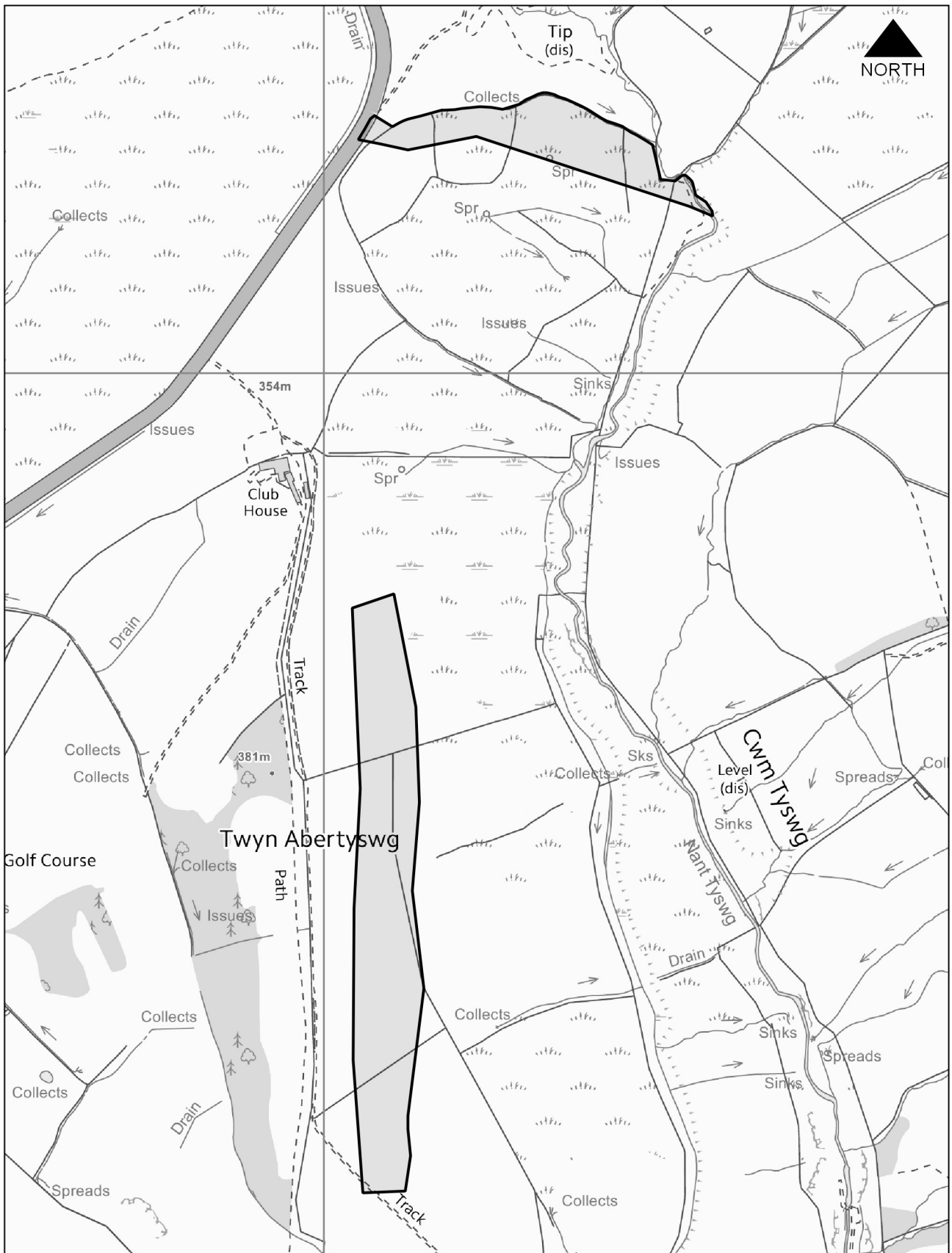
This permission relates solely to that part of the solar farm development within the boundaries of Caerphilly County Borough.

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

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

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

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



Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0559/FULL 23.09.2019	Mr & Mrs Lockett-Ford Amberley Rudry Road Lisvane Cardiff CF14 0SN	Erect extension and carry out alterations to ground floor of existing bungalow and erect an additional upper floor Garnllwyd Watford Road Thornhill Caerphilly CF83 1LY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located approximately 150m to the south of the junction of Watford Road and Mountain Road.

House type: The application property is a detached bungalow set within a large curtilage in the open countryside on top of Caerphilly Mountain. The bungalow is an irregular shape with an apex roof with a lean-to garage annexe at the northern end. It is finished in a mixture of render and stone cladding with a tiled roof and is in a dilapidated condition. There is a detached double garage to the north of the dwelling.

The dwelling is set in the open countryside with open views towards Cardiff in the south. There is a belt of mature trees on the northern boundary of the site, which effectively screens the existing bungalow from views into the site. The site is accessed via a long unmade track leading from Watford Road.

Development: The application seeks full planning consent for the extension and conversion of the bungalow to create a two storey dwelling. It is proposed to re-model the house to create an open plan living room, dining room, cloakroom, pantry, open plan kitchen and snug, bedroom with en-suite and garage on the ground floor with four bedrooms (all with en-suite) an office and a laundry on the first floor. The resultant dwelling would have an apex roof with a projecting gable to the front and full height glazed panels giving views to the south. A balcony will be erected on the southern end of the dwelling.

Dimensions: The footprint of the dwelling will remain the same but the ridge height will be increased from 4.2m to 7.8m.

Materials: Render with a slate roof, upvc windows and doors and a composite front door.

Cont....

Application No. 19/0559/FULL Continued

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

Local Development Plan: Outside settlement limits and within the South Caerphilly Special Landscape Area (NH 1.5).

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints) and CW20 (Locational Constraints - Conversion, Extension and Replacement of Dwellings in the Countryside).

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

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

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

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

National Policy: Paragraph 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.

Cont....

Application No. 19/0559/FULL Continued

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Landscape Architect - Seeks to ensure that the proposal does not have detrimental impacts on the landscape character of the area.

Ecologist - No comments received.

CADW - No objection.

ADVERTISEMENT

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

Response: None.

Summary of observations: None.

Cont....

Application No. 19/0559/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

Is this development Community Infrastructure Levy liable? Yes, the site is within the High Viability CIL zone where the levy is £40 per square metre subject to indexation.

ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. This application seeks consent to extend an existing dwelling outside of the defined settlement limits and as such the principle of development is considered to be acceptable.

However, such proposals fall to be considered against Policy CW20 of the LDP which states:-

CW20 The conversion, extension or replacement of a building outside settlement boundaries will be permitted where:

A The proposed use, scale, form, siting, design and materials are suitable within its context

C Extension is justified by demonstrating that:

- i The scale, form and design of the extension respects the scale and character of the original building, which remains the dominant element;
- ii The extension does not result in the loss of undeveloped countryside
- iii The extension does not result in the domestication or urbanisation of an otherwise rural setting.

In respect of Criterion A it is considered that whilst the proposal effectively doubles the size of the application property, given the relatively modern 1960's design of the host building, the design of the proposed building would be in keeping with the form, siting, design and materials of the host building. In terms of its scale it is not felt that the proposed dwelling is over large and the application site and the surrounding landscape is able to accommodate it in terms of the scale of the trees adjacent to the site which give it a context.

Cont....

Application No. 19/0559/FULL Continued

In respect of Criterion C it is acknowledged that the scale of the extension does not respect that of the original dwelling and that that building no longer remains the dominant element and as such the proposal does not strictly comply with requirement i. However, as discussed above it is considered that the proposed structure fits in with its surroundings and is not out of keeping with the scale of the surrounding landscape. It should also be noted that the original dwelling is of an unremarkable 1960's design that is in a dilapidated state and is not considered worthy of retention in its own rights. In that regard it is not considered that the proposed dwelling would be harmful to the character of the area.

As the proposed building occupies the same footprint as the existing building it is not considered that the proposal would result in the loss of undeveloped countryside or the domestication or urbanisation of an otherwise rural setting and as such it is considered that the proposal broadly complies with the aims of Policy CW20 of the LDP.

Comments from Consultees: With regard to the concerns raised by the Council's Landscape Architect, it is acknowledged that the proposed extension would make the dwelling visible in views from Caerphilly Common and the Rhymney Valley Ridgeway Walk which is to the north of the site. However, these views are largely screened by the belt of mature trees on the northern boundary of the application site such that there would only be glimpsed views of parts of the roof of the dwelling and it would not be fully visible. In that regard it is not felt that any impact on the landscape character of the area would be significant enough to warrant refusal of the application. In that regard it is considered that the proposal complies with Policy CW4 of the LDP as it conserves the characteristic features of the Special Landscape Area.

No other objections were raised.

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.

Cont....

Application No. 19/0559/FULL Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan, 1811.3_05, 1811.3_06, 1811.3_07, 1811.3_08, 1811.3_09 and Ecological Impact Assessment Report (Bats and Nesting Birds) dated 18th September 2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 04) 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 at the application property shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) 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 nesting birds at the application property shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

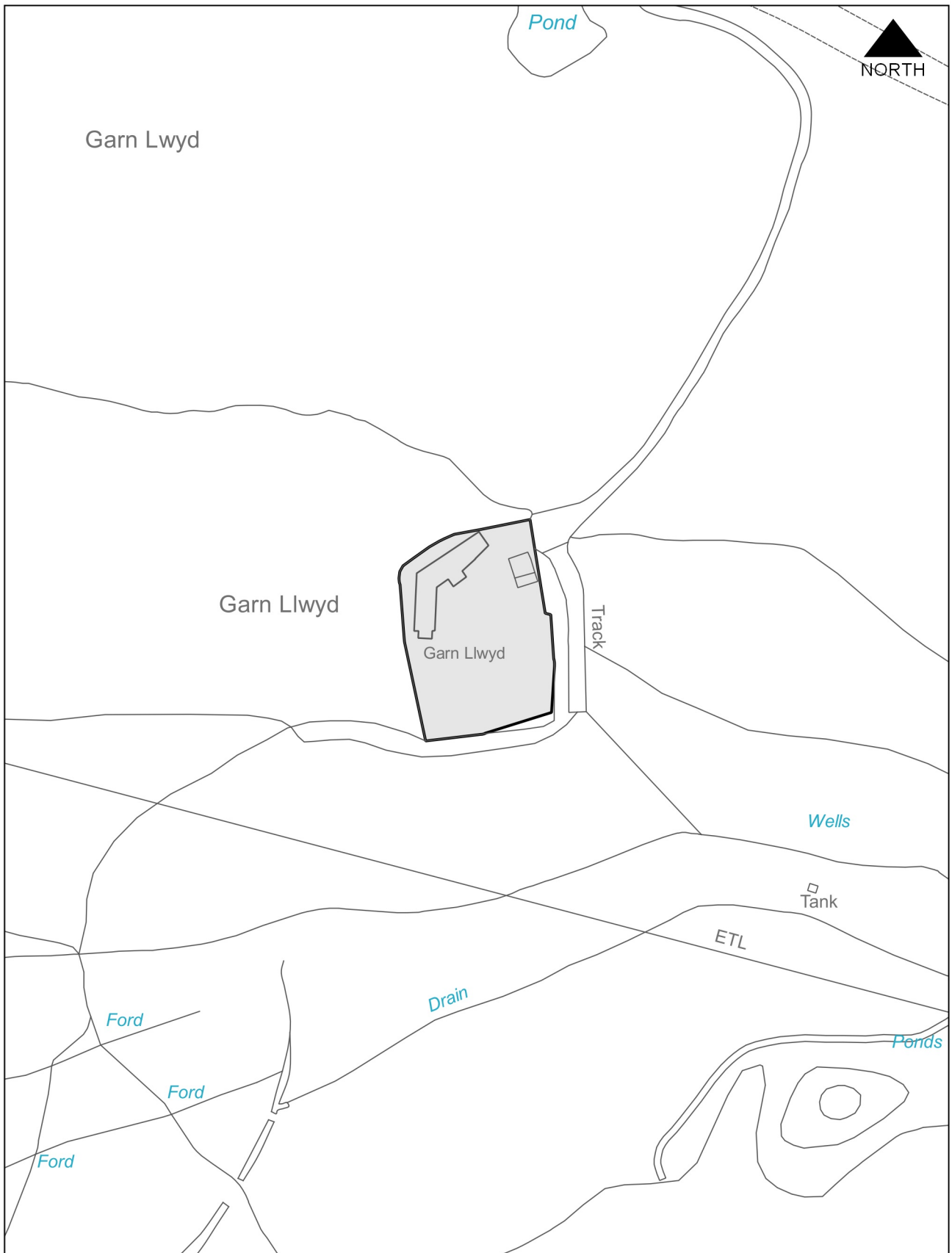
Cont....

Application No. 19/0559/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.



PREFACE ITEM

APPLICATION NO. 19/0487/OUT

APPLICANT(S) NAME: Mr A Savage

PROPOSAL: Construct infill development of 2 no. detached dwellings

LOCATION: Land Adjacent To Mount Pleasant Inn Mount Pleasant Row Pentwyn Bargoed CF81 9NJ

This application was reported to Planning Committee in August 2019 with a recommendation to refuse the application. A copy of the original report is attached as an Appendix. Members resolved to defer a decision to allow the applicant to submit additional information to overcome the technical reasons for refusal, i.e. to submit a coal mining risk assessment and to outline the intended principles as to how the proposed development would incorporate sustainable drainage within the site.

In that regard a Coal Mining Risk Assessment has been submitted and The Coal Authority withdraws its objection to the proposed development subject to the imposition of an appropriate condition to any consent requiring site investigation works to ensure the stability of the ground together with any mitigation measures.

A desktop sustainable urban drainage report has also been submitted and whilst the report has not demonstrated how the site can be viably drained in accordance with the SUDs hierarchy, the Senior Engineer (Land Drainage) is of the opinion that an acceptable solution can be achieved and has now withdrawn his objection. Notwithstanding the above, SAB approval will be required for the proposed development.

As such the technical matters of concern relating to this application have been addressed; however the principle of residential development outside of settlement limits still remains.

RECOMMENDATION: That planning permission is refused on the basis that the proposal represents unjustified residential development outside of settlement limits as set out in the first reason for refusal in the attached report. However, if Members are minded to grant planning permission, the following conditions are suggested:

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont....

Application No.19/0487/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) The development shall be carried out in accordance with the following approved plans and documents:
Dwg No: AS.01.OP.02 Site Location Plan received on 30.05.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 06) Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.
REASON: In the interests of health and safety in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No.19/0487/OUT Continued

- 07) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the potential ground gas risk to the site. That scheme shall include a risk assessment together with the results of the intrusive investigation to identify the extent of any issues and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) The proposed means of access shall be not less than 4.1m wide and shall include turning facilities to cater for calling delivery and service vehicles in a manner to be agreed with the Local Planning Authority which shall be maintained free of obstruction so that vehicles can both enter and leave the site in a forward gear at all times.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) The level of parking provision throughout the development shall accord with the requirements of the Local Planning Authority's Adopted Supplementary Planning Guidance of LDP5 Car Parking Standards.
REASON: In order to provide adequate parking to serve the development in the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

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

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.

Cont....

Application No.19/0487/OUT Continued

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.

WARNING:

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

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

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

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0487/OUT 05.06.2019	Mr A Savage Mount Pleasant Inn Pentwyn Bargoed CF81 9NJ	Construct infill development of 2 no. detached dwellings Land Adjacent To Mount Pleasant Inn Mount Pleasant Row Pentwyn Bargoed CF81 9NJ

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application property is located on the western side of Glen View Terrace, Pentwyn and is also adjacent to the Mount Pleasant Public House.

Site description: The application site is a rectangular parcel of grassed land to the side of the Mount Pleasant Public House and to the north of fourteen terraced properties. The site is outside settlement limits with open land located to the north and east of the site.

Development: Outline planning permission is sought for the erection of two detached dwellings. All matters are reserved for subsequent approval.

Dimensions: The indicative submitted details indicate detached dwellings. The maximum scale parameters for the proposed dwellings are:

Width: 7.0 metres
Depth: 9.7 metres
Ridge Height: 7.5 metres

Materials: No details have been submitted at this stage.

Ancillary development, e.g. parking: All proposed plots will be capable of having parking and private amenity space.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 19/0487/OUT Cont'd

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site outside settlement limits and is unallocated within the Caerphilly County Borough Local Development Plan up to 2021-adopted November 2010.

STRATEGIC POLICIES

SP1 (Development Strategy- Development in the Heads of the Valleys Regeneration Area (HOVRA)) indicates that development will be focused on providing appropriate forms of growth in response to the role and function of settlements and serve to address existing problems of deprivation in order to sustain and develop communities that is consistent with the underlying principles of sustainable development.

SP4 (Settlement Strategy) defines the settlement hierarchy for towns and villages across the county borough and identifies those areas where development would be supported and enhanced based on the specified role and function of a particular area. The Strategy seeks to concentrate new development to respond appropriately to the economic, social and environmental needs of individual settlements and thus settlement boundaries are identified accordingly to indicate the potential areas where development is likely to be permitted. Pentwyn is not identified as a residential settlement for the purposes of the settlement strategy.

SP5 (Settlement Boundaries) promotes resource efficient settlements, indicating where growth will be permitted through the delineation of settlement boundaries. Settlement boundaries define the area within which development would normally be allowed, taking into account all relevant planning policy and material planning considerations. This policy needs to be considered alongside Policy CW15, which sets out the types of uses that would be acceptable outside of the settlement boundary.

SP6 (Place Making) requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features.

The visual appearance of the development, which proposes to replace one building with four smaller buildings, will intensify the residential use in this predominately rural area, which will be out of character.

Cont'd

Application No: 19/0487/OUT Cont'd

SP10 (Conservation of Natural Heritage) recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Whilst the proposal is for the erection of two dwellings, the application site lies adjacent to a SINC (NH3.17 Cefn Gelligaer West of Deri).

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

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

The Council has prepared seven reports to date, the most recent of which was considered by Council on 9th October 2018. It is evident from the AMR that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8,625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need, an average of 575 dwellings needs to be delivered per annum. The 7th AMR indicated that 4,713 units had been delivered (55% of the total housing requirement) up to the end of March 2018. Therefore there is a need for a further 3,912 dwellings to be developed over the remainder of the plan period i.e. by 2021 to meet the total housing requirement for the plan period.

National indicators are also included within the AMR for housing land supply and notably these require housing land supply to be monitored based on the residual method as outlined in Technical Advice Note 1: Joint Housing Land Availability (JHLA) Studies (2016). TAN 1 seeks to ensure that there is a genuine 5 year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the latest JHLAS (2018) indicated that there was only 2.3 years land supply.

SP15 (Affordable Housing Target) sets out a requirement for at least 964 dwellings to be delivered through the planning system. This is discussed in more detail in relation to Policy CW11.

Cont'd

Application No: 19/0487/OUT Cont'd

COUNTY WIDE POLICIES

CW1 (Sustainable Transport, Accessibility and Social Inclusion) requires development proposals that are likely to generate a significant number of trips to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot.

The application site is located within a rural location that is poorly served by public transport and is a significant distance away from services and facilities such as schools, GP surgeries and shops. The site is not therefore in a location that would encourage walking and cycling.

CW2 (Amenity) indicates that development proposals must ensure that the proposal would not result in over-development of the site and/or its surroundings. Furthermore, the policy indicates that the proposed use would need to be compatible with the surrounding land uses and not constrain the development of neighbouring sites for their allocated use.

There are a small number of existing dwellings adjacent to the site. The development of two additional dwellings in this rural area, together would intensify the residential use within the area.

CW3 (Design Considerations - Highways) states that development proposals must meet a number of highways requirements including that new access roads are designed to an appropriate standard.

The site is adjacent to the highway and it would be possible to satisfy highway requirements, regarding access, turning facility, car parking and a pedestrian footpath.

CW15 (General Locational Constraints) sets out the types of uses that would be acceptable outside of settlement boundaries. Policy CW15 does allow for the conversion, rehabilitation or replacement of rural buildings or dwellings.

Whilst evidence has been provided to indicate that dwellings were once previously sited on the application site, the proposals cannot be considered as a replacement buildings nor has any justification been put forward for the erection of two new dwellings in the open countryside when considered against the other policy considerations included as part of policy CW20.

Cont'd

Application No: 19/0487/OUT Cont'd

CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) allows for the replacement of a building outside of settlement boundaries where:

- The existing building is structurally unsound and not capable of rehabilitation or conversion to an alternative use without major alteration or rebuilding
- The use of the existing building has not been abandoned
- The use cannot practicably continue to be accommodated in the existing building and
- All practical appropriate alternatives for reuse have been examined.

As stated above, details have been submitted to indicate that dwellings once occupied the site, this will be discussed in turn within the body of the report.

SUPPLEMENTARY PLANNING GUIDANCE LDP10: Buildings in the Countryside (January 2016).

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018), Technical Advice Note 1: Joint Housing Land Availability Studies (January 2015), Technical Advice Note 5: Nature Conservation and Planning (September 2009), Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010), Technical Advice Note 12: Design (March 2016) and Technical Advice Note 18: Transport (March 2007)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

CONSULTATION

The Coal Authority - The application site is located in a high risk coal mining area. Whilst the applicant has submitted some coal mining information to accompany the planning application; such as a Coal Mining Report, Consultants Report or Enviro All in One Report. However, these are factual reports only and this information does not provide any assessment of the potential risks posed to the development proposal by past coal mining activity. The Coal Authority therefore objects to this planning application.

Cont'd

Application No: 19/0487/OUT Cont'd

Transportation Engineering Manager - The layout as submitted has the following issues:

The parking spaces are all shown as undersized: to accord with our parking guidelines these each need to measure 2.6m x 4.8m, in order to comply this would involve removing the proposed landscaping to the east of the site, and would also impact on the location of the existing bus shelter;

The proposed shared access needs to have a minimum width of 4.1m for the first 10m, and needs to incorporate a turning facility. Currently a visitor space is shown to the south of Plot 1, this is not a necessity and this space could be freed up to accommodate the majority of the turning facility.

Senior Engineer (Land Drainage) - In the absence of a SuDs Compliance Statement, it has not been demonstrated how the site can be viably drained.

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

Head Of Public Protection - No objection subject to conditions to deal with the potential of ground gas risk in the site and any necessary remediation strategy required.

Dwr Cymru - Provides informative advice to the developer.

ADVERTISEMENT

Extent of advertisement: The site has been advertised by means of a site notice and six neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont'd

Application No: 19/0487/OUT Cont'd

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential development. However the site is located within the Lower viability area where CIL is charged at a rate of £0 per square metre.

ANALYSIS

Policies: The application has been considered in accordance with national policy and guidance, local plan policies and supplementary planning guidance. The main considerations in the determination of this application are the principle of development in the countryside, its scale, impact on residential amenity and highway safety.

In line with the requirements of National and Local Planning Policy, development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, however new buildings in the open countryside away from existing settlements or areas allocated for development in the Local Development Plan must continue to be strictly controlled.

The proposal is not for affordable housing and is not considered to be infill development. As such the proposed development therefore represents unjustified residential development in the open countryside which conflicts with local planning policy as set out in LDP Policies SP5 and CW15.

Policy SP5 relates to settlement boundaries. The purpose of this policy is to promote resource efficient settlements, indicating where growth will be permitted through the delineation of settlement boundaries. This policy also seeks to prevent inappropriate development in the countryside. Given the location and scale of Pentwyn, it is not identified as a settlement within the settlement hierarchy, and therefore lies outside of settlement limits. As such the site would not constitute a sustainable location for new housing development and the proposal would not represent an acceptable extension to the built form and would undermine Policy SP5 of the Caerphilly County Borough Local Development Plan up to 2021- adopted November 2010 in relation to the location of new housing which directs such development to settlements that have sufficient physical form and capacity for growth. The application site is located in an isolated and unsustainable location that is poorly related to services and facilities and as consequence any future occupiers are likely to be dependent on private vehicles for most of their daily needs. Therefore the proposal also fails to comply with policies SP4 and CW1 together with also failing to meet with the sustainability aims of Planning Policy Wales.

Cont'd

Application No: 19/0487/OUT Cont'd

Policy CW15 sets out the types of uses that would be acceptable outside of settlement boundaries. Policy CW15 does allow for the conversion, rehabilitation or replacement of rural buildings or dwellings. It is noted that supporting information has been submitted to demonstrate that dwellings once occupied the application site, however where the use of land relies on a building, that use is extinguished should that building be demolished. In that regard, the use of the land for residential purposes has been extinguished for a number of decades and cannot be relied upon to support the application. As such two new dwellings are not considered to be an appropriate replacement, when considered against the other policy criteria included as part of policy CW20.

Furthermore, Section 6 of Supplementary Planning Guidance LDP 10 provides guidance on New Buildings and Infrastructure. Paragraph 6.3 of the SPG states:-

"Suitable rural development will not include residential development unless the construction of a new house is a replacement of an existing dwelling in accordance with Policy CW20, or can be justified as a rural enterprise dwelling in line with the requirements of TAN 6, where accommodation is required to enable rural enterprise workers to live at, or close to, their place of work."

Criterion D of Policy CW20 allows for the replacement of a building outside of settlement boundaries where:

- The existing building is structurally unsound and not capable of rehabilitation or conversion to an alternative use without major alteration or rebuilding
- The use of the existing building has not been abandoned
- The use cannot practicably continue to be accommodated in the existing building and
- All practical appropriate alternatives for reuse have been examined.

Having regard to the above criterion, the proposed development does not comply with Policies CW15 or CW20.

In terms of the scale of the proposed dwellings maximum indicative scale parameters have been provided, these appear to be acceptable, together with demonstrating that the required privacy distances can be achieved in respect of all dwellings ensuring future occupiers are not at risk of adverse overlooking, lack of privacy and poor amenity in accordance with Policy CW2. Nonetheless it is considered that the dwellings would cause some harm to the open character of the countryside as a consequence of outdoor paraphernalia associated with dwelling together with the amount of off-street car parking and hard surfacing required as a result of a required turning area to serve the dwellings.

Cont'd

Application No: 19/0487/OUT Cont'd

Policy CW3 considers highway safety implications. Whilst the off-street car parking spaces identified on the indicative layout are all shown to be undersized and do not therefore accord with LDP5: Car Parking Standards whereby each space needs to measure 2.6 metres x 4.8 metres, it is possible for this to be achieved. However this would be at the expense of removing additional landscaping to soften the site, and would also impact on the location of the existing bus shelter. Furthermore, the development would have to provide a turning area to serve both dwellings and this would only add to the built form of this open countryside. Notwithstanding this, it is noted that the layout as submitted is only indicative and the highway requirements could be achieved, however this does not outweigh the identified harm to the open countryside.

Finally, it is noted that the application site was subject to an appeal decision in 2007 (appeal reference APP/K6920/A/06/1199878) for the erection of two dwellings, whereby the Inspector concluded that:

"two detached dwellings on the site would result in a significant intrusion of built form. This would have a harmful urbanising effect on the rural character of the village, contrary to the objectives of the relevant planning policies."

In conclusion, whilst the proposal can be made acceptable in terms of its design, impact on neighbouring amenity and highway safety subject to attaching appropriate conditions to any consent, to allow such a development would undermine the key mechanisms available to the Local Planning Authority to protect the vitality and integrity of individual settlements, and would represent an unjustified, unsustainable and inappropriate form of development within the countryside.

Comments from Consultees:

The comments of the Transportation and Engineering Manager have been addressed in the above report.

The Coal Authority raises an objection to the application on the basis that no Coal Mining Risk Assessment Report, or equivalent report, to support this planning application has been submitted.

Comments from public: None.

Cont'd

Application No: 19/0487/OUT Cont'd

Other material considerations: Whilst the development of the site is contrary to the provisions of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, it is noted that the provision of 2 additional dwellings would make a small contribution towards the housing land supply. However, the proposal's limited contribution towards the housing land supply would not outweigh the identified harm to the open countryside.

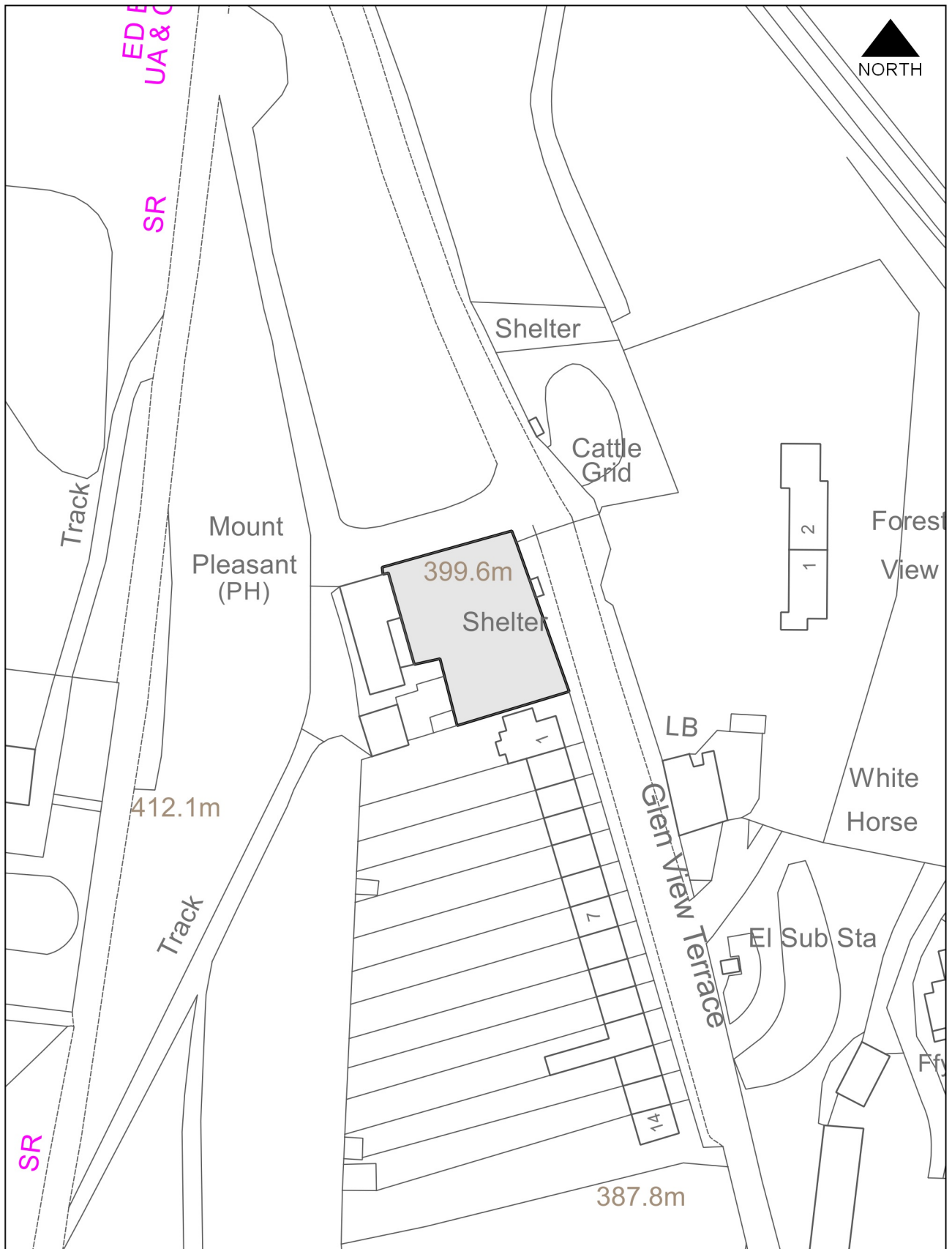
The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set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

RECOMMENDATION that Permission be REFUSED

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

- 01) The application site is outside the settlement boundary as defined by Policy SP5 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and the proposed development would constitute the erection of two new dwellings in the open countryside for which no justification has been put forward. The development is therefore contrary to Criterion C of Policy CW15 and criterion D of Policy CW20 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 02) Insufficient information has been submitted to determine whether or not past mining activity poses any risk to the development proposal. In the absence of a report assessing any potential hazards relating to instability, together with identifying acceptable measures to overcome instability (if any) satisfactorily, the proposal has failed to comply with the advice contained within Planning Policy Wales - Edition 10 December 2018 (paragraphs 6.9.25 and 6.9.26).
- 02) Insufficient information has been submitted to enable the Local Planning Authority to determine whether or not the development can comply with Welsh Government document 'The Statutory Standards for Sustainable Drainage Systems - designing, constructing, operating and maintaining surface water drainage systems 2018' (referred to as National Standards) and as such the proposal has failed to comply with Policy CW5 of the Caerphilly County Borough Local Development Plan up to 2021 and the advice contained in Planning Policy Wales - Edition 10 December 2018 (paragraphs 6.6.17 - 6.6.19).

Deferred for reasons for refusal.



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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0448/NCC 30.05.2019	Asda Stores Ltd c/o agent United Kingdom	Vary condition 01 of planning consent P/02/1047 to allow unrestricted delivery hours Asda Cliff Road Blackwood NP12 0NT

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: Asda food store, Cliff Road, Blackwood.

Site description: Large supermarket with associated car parking and service delivery yard area.

Development: It is proposed to vary Condition 1 of Planning Permission P/02/1047 to allow 24-hour deliveries to the store.

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

PLANNING HISTORY 2005 TO PRESENT

11/0234/FULL - Relocate existing service yard chiller and freezer and erect new canopy over chiller and freezer to provide dedicated home shop loading area to improve pedestrian and vehicle segregation within the service yard - Granted 20.05.11.

11/0369/ADV - Erect signage - Granted 04.07.11.

11/0425/ADV - Erect parking terms and conditions signage - Granted 28.07.11.

12/0242/ADV - Erect car park banner signage. Granted 15.05.12.

13/0330/FULL - Erect car canopy in customer car park for drive thru customers - Granted 03.07.13.

13/0331/ADV - Erect various signage - Granted 03.07.13.

13/0475/NCC - Vary condition 11 of planning permission P/99/0493 (as amended by planning permission P/02/1047) to allow deliveries to be made at the earlier time of 6.00 a.m. Monday to Saturday - Withdrawn 15.08.13.

Cont....

Application No. 19/0448/NCC Continued

14/0180/RET - Retain seasonal canopy - Granted 30.04.14.

16/0066/FULL - Construct an automated petrol filling station - Granted 07.04.16.

16/0197/ADV - Erect various signage - Granted 25.04.16.

16/0426/COND - Discharge Conditions 2 (chemical testing), 3 (shallow mine workings), 4 (land contamination and gas mitigation) & 6 (details of tanks and pipework) of planning consent - Decided 18.07.16.

16/0479/ADV - Erect various signage - Granted 20.07.16.

16/0938/COND - Discharge conditions 2 (contamination - soil import testing) and 4 (contamination) of planning consent 16/0066/FULL (Construct an automated petrol filling station) - Decided 12.12.16.

17/0381/FULL - Install new and replacement roof plant, new access platforms and steps - Granted 10.07.17. 16/0197/ADV - Erect various signage - Granted 25.04.16.

17/0601/FULL - Replace various signage - Granted 07.09.17.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary and the Blackwood principal town centre boundary.

Policies: CW2 (amenity) and CW3 (design considerations - highways).

NATIONAL POLICY Planning Policy Wales 10th Edition (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 lies within a high risk area. However as no groundworks are proposed this has no bearing on the proposal.

Cont....

Application No. 19/0448/NCC Continued

CONSULTATION

Rights Of Way Officer - No objection. Advice provided to the applicant.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to a delivery yard noise mitigation scheme, and a temporary consent of 12 months.

ADVERTISEMENT

Extent of advertisement: 25 nearby commercial and residential properties were consulted by way of letter and a site notice was displayed at the application site.

Response: One letter of objection was received signed by 5 residents of Cwrt Glanhwy. This is the residential use that adjoins the delivery service yard to the west.

Summary of observations: Noise impact from existing operation already unacceptable in terms of residential amenity.

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.

ANALYSIS

Policies: The application proposes to vary Condition 1 of Planning Permission P/02/1047 to allow 24 hour deliveries to the store. It should be noted that compaction would only be permitted between 0700 hours - 2200 hours as approved under planning permission P/02/1047. In support of the application, the agent submitted letter stating the following as a justification for the proposed extended delivery hours:

Cont....

Application No. 19/0448/NCC Continued

"The amended hours would allow the store to have a more efficient set up for operations which would have a positive impact on the user experience of both in-store customers and those using the Click and Collect service. The current delivery restrictions have a huge impact on fresh deliveries; this causes the store issues with process, availability and colleague hours. Asda's aspirations are to ensure that shelves are well stocked and products are available for opening. This is crucial for business and the click and collection option which picks the products from the store ahead of opening."

The application was accompanied by a Service Yard Management Plan setting out the measures proposed to ensure minimal disturbance to nearby residential properties, i.e. Cwrt Glanhowy. These proposed measures include:

- Do not sound horn;
- Engines should be switched off immediately when not manoeuvring;
- Refrigeration equipment should be switched off before arrival on site;
- Switch the radio off before opening the vehicle doors;
- Minimise the frequency of opening and closing vehicle doors and do so quietly;
- Take particular care to minimise rattle from metal on metal contact when moving roll cages;
- Lower flaps on tail lifts quietly and carefully;
- Load restraining bars are to be carefully placed on the trailer floor and not dropped
- Do not whistle or shout to get the attention of store employees;
- When working in the vehicle load space avoid banging cages into the vehicle walls;
- When finishing unloading/loading, close up vehicle quietly;
- Avoid over revving and seek to accelerate gently until the vehicle is a reasonable distance from the store, minimising excessive air brake noise;
- Where possible, refrain from starting up vehicle refrigeration units until the vehicle is away from the store and residential properties; and
- Careful unloading, to minimise bangs/rattles and void impact between cages and the trailer wall.

Policy CW2 (Amenity) states that development proposals should have no unacceptable impact on the amenity of adjacent properties or land. Based on the submitted information the Head of Public Protection is satisfied that the proposal is acceptable in terms of neighbour amenity subject to a conditions requiring the service yard management plan to be agreed by way of condition, as well as a condition allowing a 12 month temporary consent to allow time to monitor any impacts on nearby residents.

Comments from Consultees: No objection subject to conditions and advice.

Cont....

Application No. 19/0448/NCC Continued

Comments from public: It is considered that subject to a robust service yard management plan being agreed the proposal will not have a detrimental impact on residential amenity. Notwithstanding this, only a 12 month consent will be granted to allow time to monitor the impact before potential allowing the proposed hours permanently.

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) No compaction shall take place within the service delivery yard between the following times: 2200 hours and 0700 hours on any day of the week.
REASON: In the interest of public amenity.
- 02) Unless otherwise agreed in writing with the Local Planning Authority reversing alarms shall not be used within the service delivery yard between the following times: 2200 hours and 0700 hours on any day of the week.
REASON: In the interests of public amenity and health and safety.
- 03) Unrestricted delivery hours to the store shall be allowed for a temporary period of 12 months from the date of this permission. Thereafter the delivery hours shall revert back to those approved by Planning Permission P/02/1047.
REASON: In the interests of the amenity of the area.
- 04) Prior to the commencement of the extended hours 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 minimise noise impacts on nearby residential amenity.
REASON: In the interests of the amenity of the area.
- 05) Apart from any alterations allowed by this consent the development shall continue to operate in accordance with the relevant condition attached to planning permission P/02/1047.
REASON: To retain effective control over the development.

Cont....

Application No. 19/0448/NCC Continued

Advisory Note(s)

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



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PREFACE ITEM

APPLICATION NO. 19/0010/FULL

APPLICANT(S) NAME: Mr S Davies

PROPOSAL: Construct 18 self-contained 1Bed apartments with on-site parking, amenity, cycle and refuse stores

LOCATION: Former Pontymister Service Station Newport Road
Pontymister Risca

The above planning application was withdrawn from the 6th November 2019 planning committee agenda at the request of Officers on the basis that the car parking provision associated with the development could not be agreed prior to the Committee.

Further to the 9th October 2019 Planning Committee the applicant has amended the proposed development from 12 x 1-Bed flats and 6 x 2-Bed Flats to 18 x 1-Bed flats. On this basis the proposed development now fully complies with the adopted Car Parking Standards, i.e. 1 space per bedroom and 4 visitors spaces, and is therefore considered to be acceptable in this regard. The Section 106 agreement referred to in the original report (appended to this Preface item) is now no longer required.

With the exception of the car parking issue, the original report remains unchanged subject to an amended approved plans Condition (3) and an additional Condition relating to the proposed turning head within the site.

RECOMMENDATION – That planning permission be GRANTED subject to the conditions contained in the original report, plus an amended Condition 03 and additional Condition relating to the proposed turning head within the site, as outlined below.

- 03 The development shall be carried out in accordance with the following approved plans and documents:
- Dwg. No. AL(01)10 - Proposed Elevations, received 04.01.2019;
 - Dwg. No. AL(01)04 Rev. B - Proposed 2nd Floor Plans, received 21.11.2019;
 - Dwg. No. AL(01)03 Rev. B - Proposed 1st Floor Plans, received 21.11.2019;
 - Dwg. No. AL(01)02 Rev. C - Proposed Ground Floor Plan, received 21.11.2019;
 - Dwg. No. AL(90)01 Rev. A - Site Location Plan Proposed Elevations, received 04.01.2019;
 - Dwg. No. AL(01)01 Rev. F - Proposed Site Plan (excluding bin store location and turning head dimensions), received 21.11.2019;
 - Flood Consequences Assessment, received 30.04.2019.
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No.19/0010/FULL Continued

Additional condition (17)

Notwithstanding the submitted plans, no works whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning Authority showing the length of the proposed turning head extended to 13.6m. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the turning of 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.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0010/FULL 30.04.2019	Mr S Davies C/o C2J Architects & Town Planners Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Construct 18 self-contained apartments (12 x 1 Bed/6 x 2 Bed) with on-site parking, amenity, cycle and refuse stores Former Pontymister Service Station Newport Road Pontymister Risca

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on a parcel of land sited between Newport Road and Tanybryn, Pontymister.

Site description: Vacant parcel of land which was formerly the site of a petrol filling station and more recently a car sales place. The application site is approximately 1.0 - 1.5 metres above the land to the north and south.

Development: It is proposed to construct a 3-storey building comprising 18 self-contained apartments. The development is for 100% affordable housing.

Dimensions: The proposed building is sited in a roughly north-south orientation and has a footprint that measures 26.7 metres in width, 16.8 metres in depth, with a maximum height of 11.6 metres to ridge level.

Materials: The submitted details show the building being finished in a combination of grey and buff brick, and synthetic roof slate.

Ancillary development, e.g. parking: Off-street parking for 22 cars is shown, and an area of amenity space is proposed to the rear of the building. A bin and bike store is shown to the south of the proposed building.

PLANNING HISTORY 2005 TO PRESENT

07/0971/OUT - Erect private dwellings - Granted 22.11.07.

Cont....

Application No. 19/0010/FULL Continued

16/0367/COU - Change the use to a vehicle washing and valeting facility, construct a canopy and erect a security fence with ancillary mobile structures - Refused 06.07.16.

17/0281/COU - Change the use to form a vehicle washing and valeting facility - Refused 24.05.17.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement boundary.

Policies:

Strategic Policies: Policy SP1 Development Strategy (SCC), Policy SP4 Settlement Strategy, Policy SP5 Settlement Boundaries, Policy SP6 Place Making, Policy SP7 Planning Obligations, Policy SP14 Total Housing Requirements, Policy SP15 Affordable Housing Target and Policy SP21 Parking Standards.

Countywide Policies: Policy CW1 Sustainable Transport, Accessibility and Social Inclusion, Policy CW2 Amenity, Policy CW3 Design considerations (Highways), Policy CW5 Protection of the Water Environment, Policy, CW10 Leisure and Open Space provision, Policy CW11 Affordable Housing Planning Obligation and Policy CW15 General locational constraints

Supplementary Planning Guidance: LDP1: Affordable Housing Obligations, LDP5: Car Parking Standards and LDP6: Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales (Edition 10, December 2018), Technical Advice Note 1: Joint Housing Land Availability Studies (2015), Technical Advice Note 2: Planning & Affordable Housing (2006), Technical Advice Note 12: Design (2016), and Technical Advice Note 18: Transport (2007).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont....

Application No. 19/0010/FULL Continued

COAL MINING LEGACY

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

CONSULTATION

Principal Valuer - Provides advice to the developer regarding an existing covenant on the land. This however is a private legal matter and does not impact on the ability to determine the application as submitted.

Natural Resources Wales - Based on the Flood Consequences Assessment (FCA) submitted with the application, raise no objection subject to conditions.

National Grid - No comments.

Wales & West Utilities - Provides advice to the developer regarding relevant infrastructure in proximity to the application site.

Network Rail - No objection. Advice provided to the developer.

Dwr Cymru - Provides advice to the developer regarding foul and surface water disposal. Also provide advice regarding the public sewer that runs through the site and the required easements in relation to this sewer line.

Transportation Engineering Manager - Objects on the basis that insufficient car parking has been proposed to serve the development. This matter is dealt with elsewhere in this report.

CCBC - 21st Century Schools - No comments.

Head Of Public Protection - No objection subject to conditions relating to site investigation for possible contamination given the previous uses at the site, i.e. petrol filling station and car sales garage.

CCBC Housing Enabling Officer - Notwithstanding the proposal being 100% affordable housing, advice is outlined relating to the affordable housing requirement in the Risca Area.

Senior Engineer (Land Drainage) - Recommends that the application be refused on the basis that the applicant has failed to demonstrate the proposal will be SAB compliant. However, as this is covered by separate legislation and approval it is not considered reasonable to refuse the planning application on this basis.

Cont....

Application No. 19/0010/FULL Continued

Parks And Open Spaces - In accordance with the relevant Policy in the LDP (CW10) requests onsite play provision and useable informal spaces. Given the constraints of the site this is not possible but the development would enjoy an area of communal amenity space to the west of the proposed building.

Head Of Public Services - Provides advice regarding the position and size of the bin compound area. This would require the re-positioning of the bin storage area but it is considered that this can appropriately be dealt with by way of condition.

Police Architectural Liaison Officer - No objection.

Western Power Distribution - Provide advice to the developer.

Risca Town Council - Raises objection to the proposed development based on its scale being out of keeping with the surrounding area and potential overlooking impact on nearby properties.

Ecologist - No objection subject to conditions.

Landscape Architect - Raises objection to the proposed development based on its scale and relationship to the surrounding area.

ADVERTISEMENT

Extent of advertisement: 17 nearby properties were consulted by way of letter and a site notice was displayed opposite to the application site.

Response: Six objections have been received.

Summary of observations:

1. Concern that proposed dwellings will have inadequate levels of off-street parking;
2. Increased pressure on existing on-street parking;
3. Loss of light by virtue of massing of proposed development;
4. Loss of privacy as a result of the development;
5. Scale of development out of keeping with context of surrounding area;
6. Loss of wildlife habitat;
7. Application site at higher level than surrounding properties thereby increasing overbearing/overlooking impact;
8. Insufficient area allocated for bins;
9. Inadequate levels of neighbour consultation undertaken;
10. Noise, traffic and dust impact during construction works.
11. Querying who will occupy the proposed development.

Cont....

Application No. 19/0010/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
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. Conditions will be attached to the permission in the interests of biodiversity.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential development is CIL liable. The application site is located in the High CIL liability area whereby the chargeable amount is £40 per square metres of proposed floor space (plus indexation). However it should be noted that affordable housing can be CIL exempt.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The application site is a former petrol filling station and more recently a car sales place and is therefore classed as brownfield land located within the settlement boundary. The site is now clear. The presumption is in favour of development on such windfall site subject to material planning considerations. In this instance those material considerations, i.e. main issues, are:-

1. Impact on visual amenity;
2. Impact on residential amenity;
3. Highways safety and off-street car parking provision;
4. Development in Zone C1 (flood risk);
5. The need to provide affordable housing.

Impact on visual amenity

By virtue of its massing, i.e. a three storey block measuring 26.7 metres in frontage, coupled with its position on raised ground (1.0 -1.5 metres above adjoining road level to the north and south), the development will have a significant impact in the streetscene and on the visual amenity of the surrounding area. The site has previously been used as a petrol filling station, and more recently as a car sales place.

Cont....

Application No. 19/0010/FULL Continued

The site is also constrained by virtue of the public sewer that runs through it and the resultant loss of developable area. This has resulted in the current scheme that requires a critical mass of dwellings to render it financially viable, hence a three-storey development has been proposed.

It is noted that whilst the properties in the surrounding area, in themselves, exhibit limited architectural merit, the character of the area is essentially created by the unified semi-detached building types, hedgerows and walled gardens, set against the backdrop of the rising valley landscape to the north.

The development does not seek to mimic the scale of its surroundings and will be seen as a bold built feature in this relatively open setting. However, this impact does not necessarily make the proposal unacceptable in visual impact terms as areas naturally evolve over time. It is considered that the proposed development has attempted to mimic certain elements of the surrounding architecture whilst also introducing contemporary design that will add visual interest. The use of render as opposed to face brick could further assist to assimilate the building with its surroundings. On balance, given the site constraints, it is not considered that the development would cause harm to the visual amenity of the surrounding area, and it is therefore considered to be acceptable in visual impact terms.

Impact on residential amenity

The existing residential properties on Tanybryn are located to the south and east of the proposed development, and properties located on Newport Road are to the north. Given the siting and massing of the proposed development it is important to consider the potential impact on these nearby residential properties.

Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. These issues are discussed below.

i) proposals must have no unacceptable impact on the amenity of adjacent properties or land - Notwithstanding the massing of the proposed development, given the distance from the nearest part of the proposed development to the nearest part of No. 70 and No. 71 Newport Road to the north (24 metres and 31 metres respectively) it is not considered that the proposed development will have an unacceptable impact on daylight or sunlight to these properties. Furthermore, these distances ensure there will not be an unacceptable impact on privacy levels as a result of the development. Similarly, No 92 Tanybryn which is located 23 metres to the east of the proposed building will not be unacceptable impacted by the proposal in amenity terms to a degree to warrant a refusal of planning permission.

Cont....

Application No. 19/0010/FULL Continued

The properties primarily impacted by the proposed development are Nos. 11-16 Tanybryn which are located to the south of the application site and have front elevations that directly overlook the site. At its nearest point, the proposed building will be located 18 metres to the north of No. 13 Tanybryn. Given the style and orientation of these properties, the majority of habitable rooms are located across the rear, south facing elevations, and the properties benefit from long (20 metres or more) open aspect rear gardens. Given the scale and position of the proposed development, coupled with it being sited on a higher ground level (approximately 1.0 - 1.5 metres), the proposed development will inevitably result in a degree of loss of outlook from the front facing windows of these properties. However, as there will be no direct loss of sunlight for any significant period of time, it is not considered that this impact would in itself warrant a refusal of planning permission.

In terms of privacy, the closest relationship between existing and proposed windows is 19 metres. However, given the angle between these windows, coupled with a public highway intersecting the relevant windows, this impact is not deemed to be unacceptable, and would not warrant a refusal of planning permission.

ii) proposals would not result in the over-development of the site - Although the proposed development is relatively large in terms of its overall massing, adequate space is provided in terms of private amenity space and parking area, and therefore the proposal is not considered to constitute over-development.

iii) the proposed use is compatible with surrounding land uses - The site is bounded to the north, east, south and west by existing residential properties and therefore the proposal is compatible with surrounding land uses.

Highways safety and off-street car parking provision

In accordance with the adopted car parking standards, the proposed development generates a car parking requirement of 27 car parking spaces (on the basis that some of the flats are 2-bedroomed). However, due to the constraints of the site only 22 spaces can be provided. This provision equates to 1 space per flat plus 4 visitor spaces. On this basis the Transportation Engineering Manager raises objection to the proposal.

Whilst there is provision in the car parking standards to allow parking reductions in highly sustainable areas, the site does not score enough points to secure this reduction in parking provision. In this case, as the scheme would be delivered and retained by Linc Cymru Housing Association, there is the opportunity for the developer to appropriately control future occupiers car ownership levels, and a solution agreed to by the applicant.

Cont....

Application No. 19/0010/FULL Continued

This car ownership control would be secured by way of Section 106 agreement and this is considered to be a reasonable and suitable way to resolve the issue. On this basis the development is considered to be acceptable in terms of car parking provision.

Development in Zone C1 (flood risk)

The site is located in a C1 flood zone; a high-risk flood zone served by flood defences or infrastructure. Developments within C1 zones are required to be accompanied by a Flood Consequences Assessment (hereafter referred to as FCA). TAN 15 indicates that development, particularly highly vulnerable development, i.e. residential development, in 'C' flood zones should not be permitted unless fully justified in accordance with the tests contained in paragraph 6.2 of TAN 15.

The justification tests set out in paragraph 6.2 of TAN 15, which read as follows:-

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,
- iii. It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
- iv. The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The application site is brownfield land in accordance with the definition contained in PPW.

The proposed development facilitates the local planning authority to increase the number of affordable dwellings in a sustainable location at the edge Risca Town Centre (criterion i) and the site is previously development land in accordance with PPW 10 (criterion iii).

In terms of potential consequence (criterion iv), the FCA confirms that subject to an appropriate finished floor level for the proposed development the risks and consequences can be managed to an acceptable level subject to conditions.

For these reasons it is considered that the development complies with the requirements of TAN15 and is therefore acceptable from a flood risk perspective.

Cont....

Application No. 19/0010/FULL Continued

The need to provide affordable housing

Paragraph 4.2.2 of PPW10 states that the planning system must enable the provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places. Furthermore, paragraph 4.2.25 states that a community's need for affordable housing is a material planning consideration which must be taken into account when determining relevant planning applications.

The proposal will deliver 18 affordable units on a brownfield site in a sustainable location, and this consideration weighs in favour of the proposed development.

Conclusions

The proposed development will introduce a bold feature in its current setting with a scale that is not in keeping with the existing surrounding urban form. However, the site is in a prominent location, formerly occupied by a petrol filling station, and constrained by way of utilities running through the site. It is considered that the building itself proposes elements that will pay regard to surrounding properties whilst also proposing a contemporary design. This will be a striking feature as one enters Pontymister from the south. However, just because the development will be a significant departure from its surroundings does not necessarily render it unacceptable in visual terms.

This visual impact must be considered against the backdrop that the site is within the settlement boundary, is previously developed brownfield land, and will deliver 18 much needed affordable units on the edge of Risca Town Centre. Subject to a Section 106 agreement to secure low levels of car ownership, the proposal is considered acceptable in all other regards, and on balance it is recommended that planning permission be granted subject to conditions.

Comments from Consultees:

The Transportation Engineering Manager objects to the proposed development on the basis that inadequate levels of off-street parking have been proposed in accordance with the requirements of the adopted Car Parking Standards. However, the applicant who are a registered social landlord, i.e. LINC Cymru Housing Association, have agreed to enter a Section 106 agreement to ensure low level car ownership for future occupiers of the proposed dwellings. It is considered that this is a satisfactory solution to the issues raised by the Highways Department and should therefore not represent a reason for refusal in this instance.

The Council's Landscape Architect raises objection to the proposed development as outlined above.

Cont....

Application Nol. 19/0010/FULL Continued

Comments from public:

1. Concern that proposed dwellings will have inadequate levels of off-street parking - The applicant has agreed to enter into a Section 106 legal agreement to ensure low levels of car ownership for future occupiers of the proposed affordable units. On this basis the proposal is considered to be acceptable from a car parking perspective.
2. Increased pressure on existing on-street parking - This issue is covered by the point (1) above.
3. Loss of light by virtue of massing of proposed development - Given the position of the proposed development in relation to nearby properties coupled with the distance of separation between the existing and proposed development, it is not considered that the development would lead to a loss of sunlight or daylight to a degree to warrant a refusal of planning permission.
4. Loss of privacy as a result of the development - As discussed above, it is not considered that the proposal will have an unacceptable impact on levels of privacy.
5. Scale of development out of keeping with context of surrounding area - This matter is discussed in detail above.
6. Loss of wildlife habitat - No objection has been raised by the Council's Ecologist subject to conditions.
7. Application site at higher level than surrounding properties thereby increasing overbearing/overlooking impact - This issue is discussed in detail above.
8. Insufficient area allocated for bins - This matter can appropriately be dealt with by way of Condition.
9. Inadequate levels of neighbour consultation undertaken - Neighbour consultation was undertaken in accordance with the relevant legislation.
10. Noise, traffic and dust impact during construction works - Whilst there will inevitably be a degree of disruption during construction works and Condition will be attached to any permission to control such issues during construction.
11. Querying who will occupy the proposed development - Tenure type is not a material planning consideration. Furthermore there is a significant need to deliver affordable housing within the County Borough.

Cont....

Application No. 19/0010/FULL Continued

Other material considerations: The proposed development would deliver 18 affordable units within the settlement boundary on a brownfield site, that will make a relatively significant contribution to the Council's current 5-year housing land availability shortfall. Furthermore as all of the proposed dwelling will be affordable units this adds significant weight in favour of the proposed development.

The recommendation is to require the applicant to enter into a S106 Agreement in respect of securing low levels of car ownership. The applicant has agreed to enter into such an agreement on the terms outlined. However there are tests for S106s which have to be met.

These are as follows:-

- (a) They are necessary to rate the development acceptable in planning terms.
- (b) They are directly related to the development, and;
- (c) They are fairly related in scale and kind to the development.

With regard to the first of these the arrangements, low levels of car ownership are required given the number of car parking spaces that can be provided onsite against the requirements of the adopted car parking standards. It is important that this matter is controlled by way of legal agreement.

In respect to the second point, appropriate levels of off-street parking provision is directly related to the development.

The third point relates to fairness of scale and kind. A Section 106 legal agreement is the only realistic mechanism to exert the appropriate level of control over future occupiers and therefore the requirement is fairly related in scale and kind to the development.

In the circumstances it is recommended that the application be deferred pending the signing of a Section 106 Agreement in respect of low car ownership controls. Upon the completion of this agreement the application be approved on the basis of the conditions stated below.

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

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Application No. 19/0010/FULL Continued

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

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The development shall be carried out in accordance with the following approved plans and documents:
Dwg. No. AL(01)10 - Proposed Elevations, received 04.01.2019;
Dwg. No. AL(01)04 - Proposed 2nd Floor Plans, received 04.01.2019;
Dwg. No. AL(01)03 - Proposed 1st Floor Plans, received 04.01.2019;
Dwg. No. AL(01)02 - Proposed Ground Floor Plan, received 04.01.2019;
Dwg. No. AL(90)01 Rev. A - Site Location Plan Proposed Elevations, received 04.01.2019;
Dwg. No. AL(01)01 Rev. B - Proposed Site Plan (excluding bin store location), received 09.09.2019;
Flood Consequences Assessment, received 30.04.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 04) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont....

Application No. 19/0010/FULL Continued

- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is first occupied.
 REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
 REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety in accordance with policies CW2, CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The development shall not be first occupied until the area indicated for the parking of 22 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.
- 08) No development or site/vegetation clearance shall take place until a detailed reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
 REASON: To ensure that reptiles are protected.
- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
 REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

Cont....

Application No. 19/0010/FULL Continued

- 10) 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 apartment building at the Former Pontymister Service Station, Newport Road, Pontymister, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartment building 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).

- 11) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new apartment building at The Former Pontymister Service Station, Newport Road, Pontymister, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartment building 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).

- 12) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the building hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021 and to comply with the requirements of TAN15: Development and Flood Risk.

- 13) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

Cont....

Application No. 19/0010/FULL Continued

- 14) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 15) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 16) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and agreed in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the agreed scheme. The scheme shall include:
- a. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than one of the approved housing units.
 - b. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, except where tenants exercise the Right to Acquire under the Housing Act 1996.
 - c. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
 - d. Where the development is not carried out by a Registered Social Landlord (RSL) the arrangements for the transfer of the constructed affordable housing to a Registered Social Landlord.
 - e. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (unless no market housing is provided within the development hereby approved).
- REASON: To ensure that affordable housing is provided in accordance with adopted Council policy.

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Application No. 19/0010/FULL Continued

Advisory Note(s)

WARNING:

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

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

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

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

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.

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Application No. 19/0010/FULL Continued

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.

Please find attached the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Head of Public Services, Head of Public Protection, Western Power Distribution, Wales and West Utilities, Network Rail, that are brought to the applicant's attention.

Withdrawn from Committee



APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
18/1030/FULL 03.12.2018	Centerprise International Ltd Hampshire International Business Park Lime Tree Way Basingstoke Hampshire RG24 8GQ	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 Centreprise 9 Alder Avenue Dyffryn Business Park Ystrad Mynach	Granted 25.10.2019
19/0718/COU 28.08.2019	D2 Propco Limited 8 Melyn Mair Wentloog Avenue Cardiff CF3 2EX	Change the use of dwelling house to Class C4 - House in multiple occupation 45 Brookland Road Pontymister Risca Newport	Granted 25.10.2019
19/0735/FULL 02.09.2019	Mr R Williams 50 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Erect single storey mono pitched extension to front elevation 50 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Granted 25.10.2019
19/0746/RET 06.09.2019	Mrs K Jenkins 9 Sunnybank Road Blackwood NP12 1HY	Retain and complete single storey rear extension 9 Sunnybank Road Blackwood NP12 1HY	Granted 25.10.2019
19/0751/CLEU 09.09.2019	Mrs C Harbertson 19 Cae Nant Goch Caerphilly CF83 1TR	Obtain a Lawful Development Certificate for existing garage conversion 19 Cae Nant Goch Caerphilly CF83 1TR	Granted 25.10.2019
19/0764/FULL 11.09.2019	Mr & Mrs M Howells 8 Hafod Goch Hengoed CF82 7RS	Erect single storey rear extension and associated works to create granny annexe ancillary to dwelling 8 Hafod Goch Hengoed CF82 7RS	Granted 25.10.2019

19/0782/FULL 18.09.2019	Mr G Churton 11 Bronrhiw Avenue Caerphilly CF83 1HF	Erect single storey rear extension 11 Bronrhiw Avenue Caerphilly CF83 1HF	Granted 25.10.2019
19/0204/FULL 11.03.2019	Mr A Phipps 21 Ty Pucca Close Machen Caerphilly CF83 8LE	Erect a single dwelling Garth View Lower Glyn-Gwyn Street Trethomas Caerphilly	Granted 28.10.2019
19/0581/COU 01.07.2019	TRG Sports Limited C/O 6 Cylla Sidings Ystrad Mynach CF82 7GT	Change the use from B8 to D2 Unit 9A And 9B Trecenydd Business Park Trecenydd Caerphilly	Granted 28.10.2019
19/0732/FULL 02.09.2019	Ms R Keogh The Lindens Lon Tyswg Abertyswg Tredegar NP22 5BJ	Erect two storey rear extension and loft extension The Lindens Lon Tyswg Abertyswg Tredegar	Granted 28.10.2019
19/0805/CLPU 26.09.2019	Mr P Graham 6 Llys-Y-Fedwen Caerphilly CF83 3QJ	Obtain Lawful Development Certificate for proposed replacement of existing door and windows 6 Llys-Y-Fedwen Caerphilly CF83 3QJ	Granted 28.10.2019
19/0837/CLPU 08.10.2019	Mr Lewis 57 Griffin Drive Penallta Hengoed CF82 6AB	Obtain Lawful Development Certificate for proposed rear single storey extension and loft conversion 57 Griffin Drive Penallta Hengoed CF82 6AB	Granted 28.10.2019
18/1037/FULL 04.12.2018	Mr M Smith 5 Friar's Mead Pentwyn-mawr Newport NP11 4AJ	Erect 4 No. detached dwellings Land At Grid Ref 319579 196123 Friar's Mead Pentwyn- mawr Newport	Granted 29.10.2019

19/0436/COND 17.05.2019	Mrs A Suri 113A Ty Melin St Martins Road Caerphilly CF83 1EH	Discharge conditions 03 (drainage) and 05 (materials) of planning consent 19/0189/FULL (Erect rear and first floor extension to provide manager's residential accommodation) St Martin's Stores 115 St Martin's Road Caerphilly CF83 1EH	Decided - Discharge of Conditions 29.10.2019
19/0717/COND 28.08.2019	Safely One And Safely Two Ltd Mr B Marsden C/o Agrarian Ltd Walgaston Farm Moblely Berkeley GL13 9EN	Discharge Conditions 4 (delivery strategy), 5 (drainage), 6 (site control - dust), 7 (site control - noise), 8 (breeding provision), 9 (materials) and 10 (odour) of planning consent 17/0389/FULL (Erect three single storey commercial units with use class A1/A3, landscaping, fencing, create additional parking, re-organising existing parking and internal access) Castle View Shopping Centre Cae Meillion Caerphilly	Decided - Discharge of Conditions 29.10.2019
19/0727/COND 30.08.2019	Mr P Stallard 17 The Bryn Trethomas Caerphilly CF83 8GL	Discharge conditions 03 (Landscaping), 05 (Passing Bays), 07 (Materials) and 08 (Stables Control of Feedstuffs and Waste) of planning consent 19/0286/FULL (Erect detached dwelling and stable block) Land At Grid Reference 316050 189420 Pandy Mawr Road Bedwas Caerphilly	Decided - Discharge of Conditions 29.10.2019
19/0745/COND 06.09.2019	Mr J Morris 2 Bryn-Derwen Commercial Street Ynysddu Newport NP11 7JP	Discharge conditions 03 (Floor Levels) and 07 (Breeding Bird Provision) of planning consent 19/0554/FULL (Erect detached domestic garage with home gymnasium, associated access and groundwork's) 2 Bryn-Derwen Commercial Street Ynysddu Newport	Decided - Discharge of Conditions 29.10.2019

19/0824/COND 03.10.2019	Mrs S Roberts 45 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Discharge Condition 3(Render and Roof light)of planning consent 19/0600/FULL(Erect single storey rear extension) 45 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Decided - Discharge of Conditions 29.10.2019
19/0739/COND 03.09.2019	Mrs M Roberts 86 Heol-Y-Ddol Caerphilly CF83 3JN	Discharge Condition 4 (Access Materials), Condition 5 (Pull In On Access), Condition 6 (Materials), Condition 7 (Drainage), Condition 8 (Contamination - soil import testing), Condition 9 (Site control - noise suppression), Condition 11 (Landscaping), Condition 12 (Site control - noise suppression) of planning consent 18/0907/FULL (Erect bungalow) Land At Grid Ref 315569 188254 Heol-Y-Ddol Caerphilly	Decided - Discharge of Conditions 30.10.2019
19/0743/FULL 05.09.2019	Mr J Jeshree 17 Penybryn Avenue Cefn Fforest Blackwood NP12 3JS	Demolish existing garage and replace with a new larger garage 17 Penybryn Avenue Cefn Fforest Blackwood NP12 3JS	Granted 30.10.2019
19/0098/COND 06.02.2019	Mr L Whittle 37 Hengoed Avenue Cefn Hengoed Hengoed Caerphilly CF82 7HX	Discharge conditions 5 (Drainage), 7 (Reptile Mitigation Strategy) and 9 (Intrusive Site Investigation) of planning consent 18/0827/OUT (Erect one detached 2- bedroom dwelling with off- street parking) Land To The East Side Of 39 Hengoed Avenue Cefn Hengoed Hengoed	Decided - Discharge of Conditions 31.10.2019
19/0728/RET 02.09.2019	Stanley J Nicholas Ltd Mr E Price The Paddocks New Road Pengam Blackwood NP12 3QZ	Retain and complete the change of use of ground floor from Former Employment Agency (A2 use) to Funeral Directors Office (A1 use) and first floor to a residential flat 202 High Street Blackwood NP12 1AJ	Granted 31.10.2019

19/0741/RET 05.09.2019	Mr M Morgan 17 John Street Cwmcarn Newport NP11 7EH	Retain and complete garage and storage Land At Grid Ref 322001 193683 Tribute Avenue Cwmcarn	Granted 31.10.2019
19/0551/COND 21.06.2019	N/A Pobl Group Exchange House The Old Post Office High Street Newport	Discharge Condition 11, 12 and 13 of planning consent 15/0563/OUT (Erect up to 50 dwellings and access with all other matters reserved) Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	Decided - Discharge of Conditions 01.11.2019
19/0566/FULL 25.06.2019	Mr C Hingston Grey Stones 11 Rectory Road Bedwas Caerphilly CF83 8AX	Erect two storey rear extension 13 Garth Place Rudry Caerphilly CF83 3DL	Granted 01.11.2019
19/0833/FULL 07.10.2019	Mr A Davies 31 Pandy Road Bedwas Caerphilly CF83 8EH	Demolish existing extension and erect single storey rear extension 31 Pandy Road Bedwas Caerphilly CF83 8EH	Granted 01.11.2019
19/0835/NMA 07.10.2019	Mr D Walker Nant-Y-Gledyr Bedwas Road Caerphilly CF83 3AR	Seek approval of a non- material amendment to planning consent 19/0021/RET (Retain and complete the sub- division of one dwelling to create two dwellings) to improve drainage and enhance parking area 231A Bedwas Road Caerphilly CF83 3AR	Granted 01.11.2019
19/0748/FULL 09.09.2019	Mr & Mrs Mitchell 2 Gelli Avenue Risca Newport NP11 6QF	Erect two storey side/rear extension 2 Gelli Avenue Risca Newport NP11 6QF	Granted 05.11.2019
19/0761/FULL 10.09.2019	Ms N Bradfield 10 Neuaddwen Street Aberbargoed Bargoed CF81 9BD	Erect two storey extension to the rear of property 10 Neuaddwen Street Aberbargoed Bargoed CF81 9BD	Granted 05.11.2019

19/0645/TPO 22.07.2019	Mr P Perry Shappelles New Cottage Dance Centre The Bridge Ystrad Mynach Hengoed CF82 7ED	Section fell Sycamore tree and carry out lateral reduction to branches of Oak tree overhanging the main carriageway (Tree Preservation Order 76/73/MCC) Shappelles New Cottage Dance Centre The Bridge Ystrad Mynach	Granted 06.11.2019
19/0725/NCC 30.08.2019	Mr L Bowen & The Welsh Ministers C/o Barton Willmore Greyfriars House Greyfriars Road Cardiff CF10 3AL	Vary Conditions 20 and 21 of planning consent 16/0373/OUT (Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations) Land At Grid Ref 311051 194899 Mafon Road Nelson	Granted 06.11.2019
19/0734/NCC 02.09.2019	Mr K James Fontaine de Trevias Sorges 24420 France	Vary condition 01 of planning consent 14/0538/FULL (Construct a side extension) to extend time allowed to commence development by a further 5 years 2 Tamar Close Pontllanfraith Blackwood NP12 2FU	Granted 06.11.2019
19/0758/FULL 10.09.2019	Mr D Bevan Meadow Lodge Blackvein Road Crosskeys Newport NP11 7NU	Erect two storey side extension and attached garage to other side of property Meadow Lodge Blackvein Road Crosskeys Newport	Granted 06.11.2019
19/0807/FULL 30.09.2019	Mr M Prosser 19 Pembroke Close Cefn Fforest Blackwood NP12 1JL	Erect two storey side extension 19 Pembroke Close Cefn Fforest Blackwood NP12 1JL	Granted 06.11.2019

19/0816/ADV 02.10.2019	Mr S Al Ibrahim C/o AEW Architects Mr B O'Donovan Zenith Building Spring Gardens Manchester M2 1AB	Install 1 No. fascia sign, 1 No. tile logo sign and 1 No. vinyl graphic sign Unit 8 Castle View Shopping Centre Cae Meillion Caerphilly	Granted 06.11.2019
19/0834/FULL 07.10.2019	Mrs C Saunders 27 Bedwlwyn Street Ystrad Mynach Hengoed CF82 7AL	Erect single storey front extension to incorporate porch and bay window 27 Bedwlwyn Street Ystrad Mynach Hengoed CF82 7AL	Granted 06.11.2019
19/0838/FULL 08.10.2019	Mr M Dodd 42 Van Road Caerphilly CF83 1LB	Erect single storey rear extension 42 Van Road Caerphilly CF83 1LB	Granted 06.11.2019
19/0850/COND 11.10.2019	Kingfisher Developments Mr A Eley The Hayes Building Burial Lane Llantwit Major CF61 1SD	Discharge conditions 03 (Bat Roost Provision) and 08 (Breeding Bird Provision) of planning consent 17/1038/FULL (Demolish existing church, construct seven dwellings and associated works) St Marys Church St Mary's Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 06.11.2019
19/0694/FULL 13.08.2019	High Street Property Development 60 Cardiff Road Caerphilly CF83 1JQ	Erect a two storey building with ground floor A1/A2 use (financial services) and first floor flat Land At 94-96 High Street Blackwood	Granted 07.11.2019
19/0755/FULL 09.09.2019	Mrs L Dray 78 St David's Way Watford Caerphilly CF83 1EZ	Erect a two storey side extension 78 St David's Way Watford Caerphilly CF83 1EZ	Granted 07.11.2019
19/0759/FULL 10.09.2019	Mr R Wilde 45 Moorland Road Bargoed CF81 8UL	Erect single storey rear extension 45 Moorland Road Bargoed CF81 8UL	Granted 07.11.2019

19/0774/FULL 16.09.2019	Mr & Mrs K Reed 1 Margaret Street Gilfach Bargoed CF81 8JN	Erect two storey extension to rear of dwelling 1 Margaret Street Gilfach Bargoed CF81 8JN	Granted 07.11.2019
19/0781/RET 18.09.2019	Mrs B Price 40 James Street Markham Blackwood NP12 0QN	Retain and complete works to replace Juliet balcony with a standard balcony 40 James Street Markham Blackwood NP12 0QN	Granted 07.11.2019
19/0009/OUT 04.01.2019	Mr Newbury 8 Garth Close Rudry Caerphilly CF83 3EN	Erect 4 new semi-detached dwellings with associated car parking and amenity space 202 Bedwas Road Caerphilly CF83 3AU	Granted 08.11.2019
19/0578/FULL 28.06.2019	Mr C Bunce Spring Cottage Beach Bristol BS30 6NP	Erect stepped-level detached dwelling with double garage and roof deck Land At Grid Ref 314703 To 200239 Upper North Road Bargoed	Granted 11.11.2019
19/0737/COND 02.09.2019	Miss C Deacon 5 Buxton Court Caerphilly CF83 1RG	Discharge condition 06 (Drainage) of planning consent 19/0377/FULL (Erect a free standing dog grooming parlour in the rear garden) 5 Buxton Court Caerphilly CF83 1RG	Decided - Discharge of Conditions 12.11.2019
19/0756/COU 10.09.2019	I. E. Cook & Son Mr S Cook Cwmcaesingrug Farm Mynyddislwyn Mountain Road Mynyddislwyn Blackwood NP12 2BG	Enlarge existing car park onto pasture land Land At Cwmcaesingrug Farm Mynyddislwyn Mountain Road Mynyddislwyn Blackwood	Granted 12.11.2019
19/0763/FULL 11.09.2019	Miss V Keen 1 Clos Tyrywen Bedwas Caerphilly CF83 8DD	Demolish two existing garages and replace with a two storey detached dwelling and relocation of one garage Land Between 1 Clos Tyrywen And 133 Pandy Road Bedwas Caerphilly	Granted 12.11.2019

19/0767/FULL 13.09.2019	Mr & Mrs Seamons 3 Ogmore Court Hendredenny Caerphilly CF83 2TQ	Demolish existing garage and construct a two storey extension to the rear of the property 3 Ogmore Court Hendredenny Caerphilly CF83 2TQ	Granted 12.11.2019
19/0776/FULL 16.09.2019	Mr M Reasons 3 St Ilan's Way Watford Caerphilly CF83 1EW	Demolish existing garage and erect two storey side extension, two storey rear extension and carry out internal and external alterations 3 St Ilan's Way Watford Caerphilly CF83 1EW	Granted 12.11.2019
19/0752/COU 18.09.2019	Mr R Salter Cwmroly House Lon Maes Yr Haf Croespenmaen Newport NP11 3BR	Change the use from taxi office to beauty salon Relay Taxis Unit A 111 High Street Blackwood	Granted 12.11.2019
19/0890/NMA 29.10.2019	Ixion Developments Ltd C/o Avison Young Mr M Southall One Kingsway Cardiff CF10 3AN	Seek approval of a non-material amendment to planning consent 15/0365/FULL (Erect residential development of 6 no. walk-up flats and associated works) to remove condition 7 (contamination verification report) Land At Grid Ref 314374 194851 Penallta Road Ystrad Mynach	Granted 12.11.2019
19/0742/FULL 05.09.2019	Mr T Baker 21 Hill Street Ystrad Mynach Hengoed CF82 7AU	Erect pre-cast concrete garage within the curtilage of the property 21 Hill Street Ystrad Mynach Hengoed CF82 7AU	Granted 13.11.2019
19/0771/FULL 16.09.2019	Mr D Evans 36 Rhys Road Park Hill Blackwood NP12 3QR	Demolish existing annex/shed and construct a single storey rear extension, addition of new window to north elevation and raising of cills to eastern and western first floor windows of the existing house Belmont Penmaen Road Pontllanfraith Blackwood	Granted 13.11.2019

19/0775/FULL 17.09.2019	Mr & Mrs J Evans Old School House Halls Crossing Woodfieldside Blackwood NP12 0PF	Erect two storey extension to front of dwelling 1 Sycamore Houses St Davids Lane Woodfieldside Pontllanfraith	Refused 13.11.2019
19/0783/FULL 18.09.2019	POC Investments Ltd Mr S Darling Alexander House Colliery Road Llanbradach Caerphilly CF83 3QQ	Erect additional 2 bedroom annexe to existing dwelling to increase the existing C2 Residential care home from 6 bedrooms to 8 bedrooms The Byre Heol Adam Gelligaer Hengoed	Granted 13.11.2019
19/0799/TPO 24.09.2019	Mr P Wrintmore 57 Channel View Pontymister Risca Newport NP11 6JU	Reduce overhanging branches to Oak and Sycamore trees (Tree Preservation Order 58/72/MCC) 57 Channel View Pontymister Risca Newport	Granted 13.11.2019
19/0853/FULL 14.10.2019	Mr & Mrs Carless 23 Heol Maerdy Caerphilly CF83 3PZ	Erect first floor extension above existing garage and single storey extension to the rear 23 Heol Maerdy Caerphilly CF83 3PZ	Granted 13.11.2019
19/0854/COND 17.10.2019	Mrs N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale NP12 0JH	Discharge condition 4 (Boiler and flue details) of planning consent 19/0302/LBC (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) Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	Decided - Discharge of Conditions 13.11.2019
19/0855/RET 17.10.2019	Mr & Mrs N Owen Shangri-La 64 Elim Way Pontllanfraith Blackwood NP12 2AB	Retain and complete single storey extension to rear of dwelling, dormer extensions to front and rear of dwelling, extending existing driveway to front of dwelling and associated works Shangri-La 64 Elim Way Pontllanfraith Blackwood	Granted 13.11.2019

19/0773/COU 17.09.2019	Karabar Properties Ltd C/O Williams Architectural Design Services Mrs K Williams 3 Tansy Close Penpedairheol Hengoed CF82 8LF	Convert existing residential property into three units consisting of 2 No. 1 bedroom units and 1 No. 2 bedroom unit 53 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AB	Granted 14.11.2019
19/0796/FULL 24.09.2019	Miss K Gilbert 58 Treowen Road Treowen Newport NP11 3DN	Erect single storey rear extension and erection of retaining wall to the rear of the property 58 Treowen Road Treowen Newport NP11 3DN	Granted 14.11.2019
17/0551/COU 29.06.2017	Mr D Stockwell Foxwood Lydart Monmouth NP25 4RL	Change the use of lower ground floor of previous fitness club to one bedroom flat 17 High Street Llanbradach Caerphilly CF83 3LP	Granted 15.11.2019
19/0791/FULL 21.09.2019	Mr T Rafik 17 Corbett Grove Caerphilly CF83 1SZ	Partially demolish existing integral garage, erect two- storey extension to the side of the dwelling and erect single- storey extension for snug to the rear 17 Corbett Grove Caerphilly CF83 1SZ	Granted 15.11.2019
19/0760/RET 09.09.2019	Mr A Jones 18 New Road Deri Bargoed CF81 9GJ	Retain the change of use of a summer house to a holiday let The Lodge Cefn Road Upper Deri Bargoed	Granted 18.11.2019
19/0754/FULL 10.09.2019	Mr J Jones 67 Twyn Road Abercarn Newport NP11 5JY	Erect single storey extension to front of property 67 Twyn Road Abercarn Newport NP11 5JY	Granted 18.11.2019

19/0793/FULL 23.09.2019	Mr Kendrick C/O Williams Architectural Design Services Mrs K William,s 3 Tansy Close Penpedairheol Hengoed CF82 8LF	Erect a detached dwelling Land At Grid Ref 314054 197200 Rolls Avenue Penpedairheol	Refused 18.11.2019
19/0780/RET 16.09.2019	Trethomas Hand Carwash Limited Mr M Mahmood C/O James Carter:Alan Barker Partnership Bank Chambers 92 Newport Road Cardiff CF24 1DG	Retain and complete former shipping container, converted and re-purposed for use as a Class A3 cafe/snack bar Trethomas Hand Carwash Ltd Unit A South Court Newport Road	Granted 19.11.2019
19/0794/FULL 23.09.2019	Mr Harriott Trevera Gilboa Road Newbridge Newport NP11 4NN	Erect a single storey rear extension Trevera Gilboa Road Newbridge Newport	Granted 19.11.2019
19/0915/NMA 11.11.2019	Senior Flexonics Mr R Vaughan Unit 1B Oakwood Close Pen-y-Fan Industrial Estate Crumlin Newport NP12 4AA	Seek approval of a non- material amendment to planning consent 18/1058/FULL (Erection of a new Research and Development Facility, including R&D test laboratories, office space and warehousing) to remove warehouse facility to the east of the building, remove the spiral escape staircase and change the access door openings in the northern and eastern elevations. Plateau 2 Oakdale Business Park Bryn Brithdir Oakdale Business Park Oakdale	Granted 19.11.2019

19/0649/FULL 24.07.2019	Mr J Wilson 53 Ridgeway Graig-y-rhacca Caerphilly CF83 8RD	Construct single storey side extension to form garage and convert existing garage to bedroom 53 Ridgeway Graig-y-rhacca Caerphilly CF83 8RD	Granted 20.11.2019
19/0785/FULL 18.09.2019	Mr W Hughes 8 Coedymoeth Road Aberbargoed Bargoed CF81 9DS	Construct two storey rear extension 8 Coedymoeth Road Aberbargoed Bargoed CF81 9DS	Granted 20.11.2019
19/0786/FULL 18.09.2019	Mr W Richards 6 Coedymoeth Road Aberbargoed Bargoed CF81 9DS	Construct two storey rear extension 6 Coedymoeth Road Aberbargoed Bargoed CF81 9DS	Granted 20.11.2019
19/0809/ADV 30.09.2019	Sue Ryder Mrs E Jarmin Kings House King Street Sudbury CO10 2ED	Install 1 No. fascia and 1 No. totem sign Unit 1A Cliff Road Blackwood NP12 0NT	Granted 21.11.2019
19/0812/ADV 01.10.2019	Greggs Plc Mrs S Humphries B3 Mucklestone Business Centre Eccleshall Road Mucklestone Market Drayton TF9 4FB	Install 2 No. internally illuminated fascia signs and 2 No. internal posters Unit A3 (13) Pinewood Court (Block A) St Davids Industrial Estate Pengam	Granted 21.11.2019
19/0831/COND 07.10.2019	Mr M Mcburney 5 Fairways Bargoed CF81 8TQ	Discharge conditions 05 (Drainage) and 10 (Parking Materials) of planning consent 19/0363/COU (Change the use of former Welsh Nazareth Independent Chapel into one dwelling) Nazareth Chapel Mill Road Deri	Decided - Discharge of Conditions 21.11.2019
19/0844/RET 09.10.2019	Mr N Randell 22 Skomer Island Way Caerphilly CF83 2AR	Retain garage converted into living accommodation 22 Skomer Island Way Caerphilly CF83 2AR	Granted 21.11.2019

19/0849/COND 11.10.2019	Forgebank Properties Ltd Mr C Tucker Brynheulog House Old Parish Road Hengoed CF82 7HU	Discharge conditions 2 (Drainage), 7 (Boundary Walls Materials), 15 (Code for Sustainable Homes - Interim Certificate) and 16 (Code for Sustainable Homes - Final Certificate) of planning consent 13/0542/FULL (Replace existing building with 2 No. detached houses) Viaduct View Court Victoria Road Maesycwmmmer	Decided - Discharge of Conditions 21.11.2019
19/0852/FULL 11.10.2019	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 21.11.2019
19/0867/FULL 23.10.2019	Mrs K Dear 7 Heol Serth Penyrheol Caerphilly CF83 2AN	Erect single storey rear extension 7 Heol Serth Penyrheol Caerphilly CF83 2AN	Granted 21.11.2019

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
18/0859/FULL 08.10.18	Construct two industrial units as light industrial use at Penmaen Industrial Estate, Pontllanfraith.	Subject to further discussion and consideration.
18/0893/FULL 15.10.18	Erect 3 No. detached dwellings with detached garages and off street parking at Former Newbridge Clinic, Ashfield Road, Newbridge, Newport, NP11 4QW.	Awaiting information about viability.
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.
18/1060/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.
19/0052/FULL 22.01.19	Erect 14 industrial units for B1 and B8 uses at Land At Grid Ref 316419 188486, Bedwas Road, Bedwas, Caerphilly.	Subject to further discussion and consideration.

19/0089/FULL 01.02.19	Site two lock up storage containers for the storage of gates and hurdles at Coed Tophill Refuse Site (former), Gelligaer Road, Nelson.	Subject to further discussion and consideration.
19/0131/FULL 14.02.19	Store brick/stone arising from demolition locally on site, crushing and screening for reuse and storage of aggregates on site at North Court Capital Valley Eco Park, Rhymney.	Subject to further discussion and consideration.
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.
19/0193/RET 07.03.19	Retain filled material to create a plateau at Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard, Chapel Farm Industrial Estate, Cwmcarn.	Awaiting additional information.
19/0205/FULL 11.03.19	Erect a dormer bungalow at Land Rear Of 9 Caeglas, Penyrheol, Caerphilly.	Awaiting additional information.
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.
19/0356/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.
19/0494/NCC 03.06.19	Vary condition 01 (Time to commence development) of planning consent 10/0667/FULL(Renew planning permission P/05/1313 to construct two dwellings and associated external works) for a further five years at Land Within Curtilage Of Ty Gwyn, Rhyd Y Gwern Lane, Machen, Caerphilly, CF83 8NX.	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.

19/0620/NCC 12.07.19	Vary condition 15 (Approved Plans) of planning consent 17/0113/FULL (Erect 5 No. detached 4-bedroom houses) to amend approved house type to add single storey rear extension at Plot 6 (Phase 2), The Glade, Wyllie.	Subject to further discussion and consideration.
19/0700/NCC 15.08.19	Vary condition 09 (Approved Plans) of planning consent 14/0792/FULL (Change the use of former primary school to a single dwelling) at 17 Woodville Terrace, Argoed, Blackwood.	Subject to further discussion.
19/0777/CLEU 20.09.19	Obtain a Lawful Development Certificate for existing use as a dwelling house known as Llwynceilyn that was not built in accordance with the approved plans and as such was unlawful; a CLEU had been granted for the lawfulness of the property as a dwelling house and this application seeks confirmation that the conditions attached to the original planning permission which has now lapsed in its entirety do not apply at Llwynceilyn, Bowls Lane, Penyrheol, Caerphilly, CF83 2TU.	Subject to further discussion and consideration.

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APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
17/0616/COU 14.07.17	Convert former night club at second floor level to 7 No. flats (D2 to C3) at Pulsars Niteclub, 3A Pentrebane Street, Caerphilly.	Issues with title and changes to plan; in process of resolving. Asked Planning for advice. Chased. Chased again. Informed there may be a change of plan with regards to the application. On hold.
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. Amended draft received. Looking at to provide a response. In discussions over POS/LEAP.
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.	Document being prepared and signed by other side. Still waiting to receive.
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	Linked with other application so dealing with under that agreement.
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	Received draft 106 for agreement from the applicant.

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.	With the applicant.
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. Provided draft to solicitors. Solicitors said they will be in contact shortly.
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. Still in discussions over wording. Document agreed. Sent for signing.
19/0002/FULL 02.01.19	Redevelop the former Somerfield Supermarket, including the partial demolition of the existing structure and construction of 47 No. 1 and 2 bed apartments over three storeys; and development of 19 permanent artisan market units, to be located on the existing market square to the south of The Market Place shopping centre at Unit A, 12 The Market Place, Blackwood, NP12 1ZP.	In discussions with other side.
19/0646/NCC 23.07.19	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.	New matter. Linked to previous application. In process of discussing way forward with other side.

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
19/0014/REF 19/0605/FULL	Mrs K Harper 24 John Street Cwmcarn Newport NP11 7EH	Erect first floor extension at 24 John Street Cwmcarn Newport	22/10/2019
19/0667/TPO 19/0015/COND	Mr D Holder 25 Kingswood Close Hengoed CF83 7LU	Fell tree T1 Birch and fell T2 Lime (Tree Preservation Order No. 49/82/RVDC) at 25 Kingswood Close Hengoed CF83 7LU	28/10/2019
19/0016/REF 19/0275/NCC	Bryn Recycling C/O Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Vary Condition 08 (Hours of operation) of planning consent 14/0226/FULL (Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) to extend the hours of operation for utility providers at Bryn Recycling Ltd (Bryn Power) Waste Transfer Station Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer	14/11/2019

<p>19/0017/REF 19/0276/NCC</p>	<p>Bryn Aggregates Ltd C/O Barton Willmore Mr J Ayoubkani Greyfriars House Greyfriars Road Cardiff CF10 3AL</p>	<p>Vary Condition 6 (Hours of operation) of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to extend the hours of operation for utility providers at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY</p>	<p>14/11/2019</p>
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APPEALS DECIDED

APPEAL REF/ PLANNING APP	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
19/0012/REF 19/0379/COU	Change the use from A1/A2 to A1/A2 and A3 at Unit 6 Llanfabon Drive Shops Llanfabon Drive Trethomas	Allowed 29/10/2019	DEL
19/0013/REF 18/1083/OUT	Erect three bedroom house at Land At Grid Ref 315743 188327 Heol Bro Wen Caerphilly	Dismissed 25/10/2019	DEL

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