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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Rebecca Barrett
(Rhif Ffôn: 01443 864245 Ebst: barrerm@caerphilly.gov.uk)

Dyddiad: Dydd Mercher, 7 Gorffennaf 2021

Annwyl Syr/Fadam,

Bydd cyfarfod o'r **Pwyllgor Cynllunio** yn cael ei gynnal trwy Microsoft Teams ar **Dydd Mercher, 14eg Gorffennaf, 2021** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol. Mae croeso i chi ddefnyddio'r iaith Gymraeg yn y cyfarfod, a dylid rhoi cyfnod rhybudd o 3 diwrnod gwaith os ydych yn dymuno gwneud hynny.

Bydd y cyfarfod hwn yn cael ei recordio a bydd ar gael i'w weld trwy wefan y Cyngor, ac eithrio trafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig. Felly, bydd delweddau/sain yr unigolion sy'n siarad yn ystod y Pwyllgor Cynllunio ar gael i'r cyhoedd trwy'r recordiad ar wefan y Cyngor: www.caerffili.gov.uk

Oherwydd cyfyngiadau yn ymwneud â Covid-19, mae Ymweliadau Safle'r Pwyllgor Cynllunio wedi'u hatal ac ni fydd y cyfarfod hwn ar agor i'r wasg na'r cyhoedd. Fodd bynnag, gall y rhai sydd â diddordeb wneud cais i fynychu o bell a siarad mewn perthynas ag unrhyw eitem ar yr agenda hon. I gael rhagor o fanylion am y broses hon, cysylltwch â Chlerc y Pwyllgor ar barrerm@caerffili.gov.uk

Yr eiddoch yn gywir,

A handwritten signature in black ink, appearing to read 'Christina Harrhy'.

Christina Harrhy
PRIF WEITHREDWR

A G E N D A

Tudalennau

- 1 I dderbyn ymddiheuriadau am absenoldeb

A greener place Man gwyrddach



2 Datganiadau o Ddiddordeb.

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

I gymeradwyo a llofnodi'r cofnodion canlynol:-

3 Cynhaliwyd y Pwyllgor Cynllunio ar 16eg Mehefin 2021.

1 - 6

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

4 Rhif cod 21/0509 / COU - 92 Van Road, Caerffili CF83 1LD.

7 - 16

Cylchrediad:

Cynghorwyr M.A. Adams, Mrs E.M. Aldworth (Is Gadeirydd), C. Andrews, J. Bevan, M. Davies, N. Dix, J.E. Fussell, R.W. Gough, L. Harding, A.G. Higgs, A. Hussey, B. Miles, J. Ridgewell, R. Saralis (Cadeirydd), J. Simmonds a J. Taylor

A Swyddogion Priodol

SUT FYDDWN YN DEFNYDDIO EICH GWYBODAETH

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

Mae gennych nifer o hawliau mewn perthynas â'r wybodaeth, gan gynnwys yr hawl i gael mynediad at wybodaeth sydd gennym amdanoch a'r hawl i gwyno os ydych yn anhapus gyda'r modd y mae eich gwybodaeth yn cael ei brosesu. Am wybodaeth bellach ar sut rydym yn prosesu eich gwybodaeth a'ch hawliau, ewch i'r [Hysbysiad Preifatrwydd Cyfarfodydd Pwyllgor Llawn](#) ar ein gwefan neu cysylltwch â Gwasanaethau Cyfreithiol drwy e-bostio griffd2@caerffili.gov.uk neu ffoniwch 01443 863028.



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 16TH JUNE 2021 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair
Councillor E.M. Aldworth – Vice-Chair

Councillors:

M. Adams, C. Andrews, M. Davies, A. Dix, L. Harding, A. Hussey, B. Miles, J. Simmonds,
J. Taylor

Cabinet Member: A. Whitcombe (Sustainability, Planning and Fleet)

Together with:

R. Tranter (Head of Legal Services and Monitoring Officer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Area Principal Planner), E. Rowley (Area Senior Planner), V. Morgan (Principal Planner/Statistician), C. Campbell (Transportation Engineering Manager), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), R. Barrett (Committee Services Officer)

RECORDING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being recorded and would be made available following the meeting via the Council's website – [Click Here to View](#)
Members were advised that voting on decisions would be taken by way of roll call.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. Bevan, J. Fussell, R.W. Gough, A.G. Higgs and J. Ridgewell.

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the commencement or during the course of the meeting.

3. MINUTES – 19TH MAY 2021

It was moved and seconded that the minutes of the meeting held on the 19th May 2021 be agreed as a correct record and by a show of hands-up (and in noting there were 8 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 19th May 2021 (minute nos. 1-10) be approved as a correct record.

Councillor J. Taylor wished it noted that he had abstained from voting on the minutes as he had not been present at the last meeting.

4. CODE NO. 21/0466/NCC - ROSEBANK COTTAGE, BROOKSIDE BUNGALOWS, CWMGELLI, BLACKWOOD, NP12 1BQ

The Planning Case Officer presented the application, with it confirmed in the accompanying report that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 11.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved, and in noting there were 11 For, 0 Against and 0 Abstentions this was unanimously agreed.

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report the application be GRANTED;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission:
CW2 and CW3.
- (iii) The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

From 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring that all new developments of more than one house or where the construction areas 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

- (iv) the applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings;

geological features (fissures and break lines); mine gas and former 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 new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is 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 land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. The applicant's attention is drawn to the Coal Authority Policy in relation to new development and mine entries available through the following link: [Coal Authority Policy](#)

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, excavations for 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.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the [Coal Authority website](#)

5. THE EMERGING LDP AND THE CANDIDATE SITES PROCESS - PRESENTATION

Mrs Victoria Morgan (Principal Planner/Statistician) delivered a presentation which gave an overview of the process for Candidate Sites as part of the 2nd Replacement Local Development Plan.

It was explained that candidate sites are sites submitted to the Council by a site promoter (which could be the landowner or developer) for potential inclusion as an allocation in a Local Development Plan. All potential candidate sites are subject to a vigorous site assessment process and need to be submitted during the call for candidate sites period.

It was explained that the Council are now accepting calls for candidate sites in advance of the formal period between the Delivery Agreement being approved by WG (anticipated to be later in June). The guidance on the process suggests that the window for submitting sites should be a minimum of 6 weeks and must be done in advance of the Preferred Strategy. The Council have sought to commence the call for candidate sites as early as possible in the process due to the length of time the assessment process can take. It is also felt that knowing what sites are available in each area will help inform the Preferred Strategy.

Members were advised of the criteria for allocating candidate sites under the Local Development Plan and the detailed information that must be provided by site promoters. A Candidate Sites Methodology Paper been published to determine how sites will be assessed.

Members were also advised of the next steps that will be undertaken by the Council after the close of the call for sites, including the publication of a candidate sites register and an initial filtering exercise of sites, followed by an in-depth assessment of those sites that pass the Stage 1 filtering. The Committee were provided with detailed information regarding the traffic light system that will assist with scoring for this second stage of assessment and the considerations that need to be undertaken for each site that scores red, amber or green.

Following the completion of the Stage 2 assessments, the Council will have a list of sites that are suitable for further consideration and sites that have been ruled out. There may also be sites that require further information before a decision is made

It is intended to present the sites that are suitable for further consideration to Planning Committee for Members' input, as well as explaining the reasons why other sites have been discounted. It is hoped that the Council will be in a position to do this from November onwards, although this is dependent on the number of candidate sites that are submitted, and depending on the number of sites submitted, there may be a need to hold these input sessions across a series of meetings with the Planning Committee at the end of 2021.

Following the discussion of the sites with Planning Committee, the sites will be assessed against the Preferred Strategy of the Plan. As part of the evidence base for the Preferred Strategy, an initial site assessment for all sites that were submitted will be published alongside the Preferred Strategy consultation in June 2022. The Preferred Strategy will not show all allocations, but may identify any key or strategic sites that are necessary to deliver the preferred strategy. Site promoters will also be asked to submit any further information that may be required as only sites that will realistically be delivered in the plan period should be allocated.

It was explained that new candidate sites can be submitted as part of the preferred strategy consultation, but landowners would need to provide all the necessary details at this stage. Any new sites will be assessed and further consideration will be given to all sites to determine which best meet the preferred strategy, are considered deliverable and will best contribute to the aims, objectives and vision of the Plan.

The proposed allocations for the Deposit Plan will be identified towards the end of 2022. The Council will also be holding a series of Member events to show Members what allocations are likely to be included in their areas so Members will have the opportunity to give their views on the sites. It is also intended to present the allocations to Planning Committee, who will make recommendations that will be considered by the LDP Focus Group. The Focus Group will report to Council, and the final decision on the content of the Deposit LDP, including site allocations, will rest with Council.

Following the presentation, a Member referred to the high number of candidate sites put forward under previous Local Development Plans and asked if the evidence base previously applied to the sites would be taken into consideration this time around. Officers explained that developers will be able to draw upon evidence previously submitted but that the Council is likely to have a different Strategy for this Preferred Plan and that sites will need to be assessed against this criteria.

A Member asked at what stage of the process applicants' names and addresses would be made available. Mrs Morgan explained that only the name of the site and basic details will be published in the candidates site register due to GDPR requirements. The Member asked how individual Councillors would be able to ascertain whether they have a connection to a particular site and determine whether they need to declare an interest. The Monitoring Officer explained that Members might already be aware of who the landowner is through another avenue, particularly if they have a close association with them. Should they recognise a particular site and believe they may need to declare an interest, they will be able to make enquiries with Officers to see if the applicant is known to them. The Monitoring

Officer also emphasised that he would be able to give advice if needed and encouraged Members to approach him should they have any queries about declaring an interest.

A Member asked why the previous Local Development Plan had failed and it was explained that the Deposit Replacement LDP had been withdrawn by Council several years ago for a number of reasons, including strong feelings around a number of sites identified in the Caerphilly Basis and other greenfield sites, and the Council being in the early stages of developing a Strategic Development Plan with it being felt that the matters around level of growth should be considered as part of this SDP. As the SDP has not progressed as quickly as originally anticipated, the Council have now reached the stage where they need to implement a LDP ahead of the SDP being prepared, and this LDP will help to inform the SDP. Officers also confirmed that they would arrange to circulate the minutes of Council from July 2016, which contained the resolution to withdraw the LDP, to Members following the meeting.

Having considered the presentation, the Planning Committee noted its contents and thanked Mrs Morgan for her clear and concise presentation.

The meeting closed at 5:34 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th July 2021.

CHAIR

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Application Number: 21/0509/COU

Date Received: 04.05.2021

Applicant: D2 Propco Ltd

Description and Location of Development: Change the use to HMO from domestic dwelling - 92 Van Road Caerphilly CF83 1LD

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is located at 92 Van Road, Caerphilly.

Site description: The application property is a mid- terraced two storey dwelling in a residential area on the outskirts of Caerphilly Town. The property currently has three bedrooms with a living room, dining room and kitchen on the ground floor.

Development: This application seeks full planning permission for the change of use of the property to a small HMO to house four people. The proposed property will have a sitting room, kitchen and bedroom on the ground floor with three bedrooms and a bathroom on the first floor. There will be no external alterations to the property.

Dimensions: Not applicable.

Materials: Not applicable.

Ancillary development, e.g. parking:

PLANNING HISTORY 2010 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan (2010)

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

Supplementary Planning Guidance Supplementary Planning Guidance LDP5 - Car Parking Standards.

NATIONAL POLICY Planning Policy Wales;

Welsh Government Houses in Multiple Occupation: Practice Guidance (March, 2017).

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? Not applicable.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection.

CADW - No comments received.

ADVERTISEMENT

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

Response: 69 third party representations were received. A number of these were multiple objections from the same individuals.

Summary of observations: 1. Concern at having convicted criminals or a halfway house nearby.

2. Safety of children in the area.

3. Loss of privacy.

4. Residents have not been informed of the proposal and the Council has not followed the correct consultation process.

5. The proposal will change the character of the area and lead to a reduction in family accommodation.

6. Lack of parking.

7. Increase in traffic and therefore emissions.

8. Increase in noise disturbance.

9. Anti social behaviour.

10. Loss of property value.

11. The accommodation would not provide adequate facilities for tenants.

12. What type of offenders would be housed in the property?

13. What risk assessments have been carried out to demonstrate due diligence in this matter?

14. What safeguards have been put in place to deal with issues if the use causes problems for the area?

SECTION 17 CRIME AND DISORDER ACT

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

The Local Planning Authority has no control over who the occupants of the proposed development would be, their behaviour or what their particular background is. As such, the end user of the proposal is not a material planning consideration.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The proposed development only affects the interior of the building. Therefore, the proposal is not liable for CIL.

ANALYSIS

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

The proposal comprises the change of use of 92 Van Road from a dwelling (C3) to a House of Multiple Occupation (C4). The application site is within the defined settlement boundary and the proposal is acceptable in principle conforming with the requirements of Policies CW15 (General Locational Constraints) and SP5 (Settlement Boundaries).

In respect of housing delivery the national planning guidance document Planning Policy Wales (PPW) acknowledges that there must be "sufficient sites suitable for the full range of housing types to address the identified needs of communities" (paragraph 4.2.11). Caerphilly County Borough currently has a severe shortage of this type of property and heavily relies on bed and breakfast accommodation to meet the shortfall. It is therefore considered that the proposal will assist with the provision of emergency accommodation and contribute to meeting the needs of the community in line with Planning Policy Wales.

The Welsh Government published a practice guidance note on Housing in Multiple Occupation in March 2017 which advised that "HMOs provide a source of accommodation for certain groups, including students temporarily resident in a locality and individuals and/or small households unable to afford self-contained accommodation. Concerns can arise with the management of HMOs because of the

transient nature of many tenancies, with many residents on low incomes and/or from vulnerable groups, the intensive use of shared facilities and lack of interaction between residents who may be complete strangers to each other. Consequently, HMO use of a house will generally be more intensive than single household use. This may have an impact not just on the residents in an HMO but on the wider neighbourhood and the likelihood of this increases where there are high concentrations of such properties." (Paragraph 1.3 WG HMO practice guidance note).

In terms of this application the proposed building has an established use as a dwelling (Class C3) with 3 bedrooms and therefore this use has an existing impact on the nearby residential properties. The proposed change of use would increase the capacity of the building to a total of 4 bedrooms. It is not considered that the addition of this one bedroom would lead to a significant increase in activities at the property over and above that which could occur with the lawful use of the building. It is conceivable that there could be 4 adults living in the property at present without the need for planning consent and this proposal would not materially change this.

In terms of the impact on surrounding residential properties, it is noted that the new accommodation proposed only relates to the change of the existing living room to a bedroom and the dining room to a living room. Again it should be noted that this could occur without the need for planning consent and it is not considered there will be a significant impact on the amenity of neighbouring dwellings as a result of this proposal.

With regard to the above concerns contained in the Welsh Government practice guidance it should be noted that it is stated that these issues can arise when there are concentrations of HMO's in a particular area. The research document suggested that 10% is a general 'tipping point' beyond which the evidence indicates that a concentration of HMOs can begin to have an adverse impact on the character and balance of a community. This tipping point is described as a threshold beyond which a community can 'tip' from a balanced position in terms of demographic norms and impacts, towards a demographic that is noticeably more mixed in terms of shared and family households. In this instance it should be noted that there are 10 licensed HMO's and in the region of 200 unlicensed HMO's in the Caerphilly County Borough and that these are spread throughout the area. In that context, therefore, it can not therefore be argued that there is a high concentration of Houses of Multiple Occupation in the immediate vicinity of the application site or within Caerphilly County Borough as a whole and therefore it is not considered that a cumulative impact of such HMOs would have an unacceptable impact upon the character and amenity of the area. The proposal in itself would not significantly change the character of the area and as such the development accords with adopted Local Development Plan Policy CW2 (Amenity).

The proposal has including sufficient parking and the Highway Authority has raised no objection to the development. It accords with adopted Local Development Plan Policy CW3 (Highways).

- Comments from public:
1. Concern at having convicted criminals or a halfway house nearby - This is an application for the change of use of a dwelling to a dwelling for use by persons not living as a single household and as stated above it is not considered that the proposal would materially affect the character of the area. This is not an application for a medium or high secure facility where residents are not considered suitable to live within the community and the application should be considered on that basis. As such it is not for the Local Planning Authority to consider whether any potential tenants of the property are suitable in that regard.
 2. Safety of children in the area - This is addressed above and is not a material planning consideration.
 3. Loss of privacy - The proposed use would have no greater impact on the privacy of neighbouring dwellings than the lawful use of the building in planning terms.
 4. Residents have not been informed of the proposal and the Council has not followed the correct consultation process - In this regard the complainant refers to information provided in a research document published by Welsh Government. That document sets out the procedure for serving a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 taking away permitted development rights for changes of use to dwellings. As planning consent is required in this instance the service of such a direction is not necessary. Moreover, the requirements set out therein do not apply to advertisement in respect of planning application which are covered by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. It can be confirmed that the application has been advertised in accordance with the relevant legislation.
 5. The proposal will change the character of the area and lead to a reduction in family accommodation - As stated above, there is not a high concentration of such uses in the Caerphilly area and the change of use of one property to a HMO use would not significantly change the existing character of the area.
 6. Lack of parking - At present the property has one off street parking space serving a three bedroom property. The proposed scheme would have two spaces serving four bedroom property. This is in accordance with the adopted supplementary planning guidance.
 7. Increase in traffic and therefore emissions - It is not considered that the proposed change of use and addition of one bedroom would lead to a significant increase in traffic over and above that which would be possible in the existing dwelling and as such the proposal is considered to be acceptable in this regard. Furthermore, as there would be no significant increase in traffic there would be no material increase in emissions.
 8. Increase in noise disturbance - Whilst there may be an increase in noise from the proposed use it is not considered that this would be material different to that which could be expected from family dwelling or to such an extent that refusal of this application would be justified. In any event, statutory nuisance issues are covered under other legislation.
 9. Anti-social behaviour - This is not a material planning consideration and is an issue for the Police.
 10. Loss of property value - This is not a material planning consideration.

11. The accommodation would not provide adequate facilities for tenants - The proposal includes 4 bedrooms, kitchen, sitting room, relatively large garden and parking spaces to the rear which is considered to provide adequate amenity for the future occupiers.

12. What type of offenders would be housed in the property? - This is not a material planning consideration.

13. What risk assessments have been carried out to demonstrate due diligence in this matter? - It is not for the Local Planning Authority to carry out risk assessments in this regard. Such issues are covered under other legislation.

14. What safeguards have been put in place to deal with issues if the use causes problems for the area? - It is not for the Local Planning Authority to set out safeguards in this regard. Such issues are covered under other legislation.

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 in providing the sustainable use of existing housing stock to meet housing needs it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

In conclusion it is considered that the proposal is acceptable in planning terms and is recommended for approval subject to conditions.

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: 2800 C.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 04) Prior to the use hereby approved coming into beneficial use all hard surfacing within the curtilage(s) shall have been:
- 1) Constructed in porous or permeable materials, or
 - 2) Provided with drainage to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse, and
 - 3) Where a surface is to be used as a parking area or drive it shall not be constructed in loose materials, and thereafter those areas shall be permanently maintained so as to comply with requirements 1), 2) and 3) of this condition.
- REASON: To provide a sustainable drainage system and avoid loose materials being taken out onto the highway in accordance with policies CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the commencement of the development a scheme for on-site refuse storage (including any open air storage facilities) and for waste material awaiting disposal (including details of any screening) shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the agreed details prior to the first occupation of the development.
- REASON: In the interests of public health and the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The development shall not be occupied until covered and secure cycle parking facilities have been provided in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority.
- REASON: To ensure that the development is accessible by all modes of transport in the interests of sustainability in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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