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

Date: 3rd September 2014

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 10th September, 2014** at **5.00 pm** to consider the matters contained in the following agenda.

Yours faithfully,

A handwritten signature in black ink that reads 'Chris Burns'.

Chris Burns
INTERIM CHIEF EXECUTIVE

A G E N D A

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

To approve and sign the following minutes: -

- 3 Planning Committee 6th August 2014 (minute nos. 1 - 17).
- 4 To receive any requests for a site visit.

To receive and consider the following reports: -

A greener place Man gwyrdach

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



- 5 Site Visit Code No. 13/0520/OUT - Erect a 4 Bedroom Detached Dwelling With Integral Garage, Graig Cottage, The Graig, Cwmcarn, Newport.

Planning Applications Under The Town and Country Planning Act - East Area: -

- 6 Code No. 14/0152/FULL - 14 Brynheulog Road, Newbridge.
7 Code No. 14/0509/NCC - 23 Pen-Y-Groes, Oakdale, Blackwood.

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

- 8 Preface Item - Land to the North East of Blaen Morlais Farm, Pengarnddu, Merthyr Tydfil.
9 Preface Item - Code No. 14/0297/RET - Gelli-Haf Bungalow, Rock Villas, Argoed, Blackwood.
10 Code No. 14/0070/FULL - St. David's Service Station & Unit C Pengam Road Industrial Estate, Pengam Road, Pengam.
11 Code No. 14/0363/COU - Markham Post Office, 53 Abernant Road, Markham, Blackwood.
12 Code No. 14/0507/FULL - Malvern House, Nydfa Road, Pengam, Blackwood.

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

- 13 Code No. 13/0803/FULL - Pen Yr Heol Las Farm, Heol Las, Energlyn.

To receive and note the following information items: -

- 14 Applications determined by delegated powers.
15 Applications which are out of time note/not dealt with within 8 weeks of date of registration.
16 Applications awaiting completion of a Section 106 Agreement.
17 Outstanding appeals and appeal decisions.

Circulation:

Councillors M.A. Adams, Mrs E.M. Aldworth, J. Bevan, D. Bolter, D.G. Carter (Chair), W. David (Vice Chair), H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, N. George, R.W. Gough, A.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, Mrs E. Stenner, Mrs J. Summers and J. Taylor

And Appropriate Officers



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 6TH AUGUST 2014 AT 5:00PM

PRESENT:

Councillor D.G. Carter - Chair
Councillor W. David - Vice Chair

Councillors:

M. Adams, Mrs E.M. Aldworth, J. Bevan, H.R. Davies, J.E. Fussell, Mrs J. Gale, R.W. Gough, N. George, A.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver D. Rees, J. Summers, Mrs. E. Stenner and J. Taylor.

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer Transportation and Engineering), C. Davies (Senior Environmental Health Officer), G. Mumford (District Environmental Health Officer), J. Forrester (Team Leader), C. Boardman (Senior Planner), C. Grimes (Senior Planner), M. Davies (Principal Planner) P. Den-Brinker (Team Leader) and E. Sullivan (Democratic Services Officer).

CHAIRMAN'S ANNOUNCEMENT

The Chair advised the Planning Committee that Mr J. Forrester, Team Leader would be retiring shortly and this would be his last Planning Committee meeting. The Chair on behalf of the Planning Committee wished Mr Forrester a long and happy retirement and thanked him for all his advice, expertise and hard work.

1. APOLOGIES

Apologies for absence were received from Councillors D. Bolter and L. Gardiner.

2. DECLARATIONS OF INTEREST

A declaration of interest was received as follows: - Councillor S. Morgan - 14/0210/COU and P. Elliott (Head of Regeneration and Planning) - 14/0250/LA details are minuted with the respective item.

3. MINUTES – 9TH JULY 2014

RESOLVED that the minutes of the Planning Committee held on the 9th July 2014 (minute nos. 1-15; page nos. 1-6) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for site visits were received and by a show of hands unanimously accepted by Members of the Planning Committee, as follows: -

- (1) Town And Country Planning Act 1990 - Land Opposite Brooklands, Nelson, Consideration Of The Expediency Of Enforcement.
- (2) 13/0520/OUT - Erect a 4 Bedroom Detached Dwelling with Integral Garage, Graig Cottage, The Graig, Cwmcarn, Newport.

5. SITE VISIT CODE NO. 14/0297/RET - RETAIN DETACHED TWO-STOREY TRAINING FACILITY AND GYMNASIUM, GELLI-HAF BUNGALOW, ROCK VILLAS, ARGOED, BLACKWOOD, NP12 0AD.

Councillor N. Dix on behalf of the applicant spoke in support of the application.

It was report that since the Planning Site Visit amended plans had been received from the applicant and these were outlined for Members information.

Following consideration of the Officer's report and the amended plans submitted by the applicant it was moved and seconded that application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting, the aforementioned to include a condition to specify that the developments sole use should be ancillary to that of the main dwelling house and by a show of hands this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting the aforementioned to include a condition to specify that the developments sole use should be ancillary to that of the main dwelling house.

6. SITE VISIT CODE NO. 14/0210/COU - CHANGE USE OF THE FORMER NELSON POLICE STATION (SUI GENERIS) TO A PIZZA DELIVERY/TAKEAWAY (USE CLASS A3), FORMER NELSON POLICE STATION, DYNEVOR TERRACE, NELSON, TREHARRIS, CF46 6PD.

Councillor S. Morgan (Local Ward Member) having previous declared an interest in that he supports a similar business within the ward did not attend the meeting.

Ms. J. Burnett-Wren and Councillor Mrs A. Blackman spoke in objection to the application and Mr R. Bowen the Applicant's Agent spoke in support of the application.

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 agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) subject to the conditions contained the Officer's report and the following

amended and additional conditions this application be granted.

Amended Condition (06)

No customers shall be permitted to be on the premises outside the following times: 11:00 hours to 23:00 hours Monday to Sunday.

Reason

In the interests of residential amenity.

Amended Condition (07)

Notwithstanding the submitted plans, prior to the commencement of the use hereby approved details shall be submitted to and approved in writing by the Local Planning Authority which provide two off-street parking spaces, designated for the use of staff and despatch drivers associated with the business, within the curtilage of the site. Such provision shall be maintained thereafter free of obstruction for the parking of motor vehicles only.

Reason

In order to ensure the provision of adequate off-street car parking in the interests of highway safety.

Condition (09)

Notwithstanding the submitted plans prior to the commencement of the use hereby approved the lay-by facility fronting the application site on Dynevor Terrace shall be improved in a manner to be agreed in writing with the Local Planning Authority, including the submission of engineering details.

Reason

To ensure that the lay-by can accommodate vehicles associated with the use hereby approved.

- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - EAST AREA

7. CODE NO. 13/0520/OUT - ERECT A 4 BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE, GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT.

Having regard to the impact of the development on residential amenity and public safety it was moved and seconded that this application be deferred for a site visit and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for a site visit by the Planning Committee (All Members).

8. CODE NO. 14/0155/NOTA - ERECT BARN TO SECURE FARM MACHINERY AND STORE HAY AND FODDER, LAND SOUTH OF GELLI FARM, TREDEGAR ROAD, CWMGELLI, BLACKWOOD, NP12 1BZ.

Following consideration of the application it was moved and seconded that the recommendation contained therein be approved and by a show of hands this was unanimously agreed.

RESOLVED that subject to the conditions contained in the Officer's Report this application be granted.

9. CODE NO. 14/0276/FULL - PROVIDE PHOTOVOLTAIC SOLAR PARK AND ANCILLARY INFRASTRUCTURE, CWMCAESINGRUG FARM, MYNYDDISLWYN MOUNTAIN ROAD, MYNYDDISLWYN, BLACKWOOD, NP12 2BG.

Following consideration of the application it was moved and seconded that the recommendation contained therein be approved and by a show of hands this was agreed by the majority present.

RESOLVED that

- (i) subject to the conditions contained in the Officer's report and the following amended conditions this application be granted.

Amended Condition (05)

Prior to the production of electricity by the solar park hereby approved a management plan for the existing and proposed trees shown in drawing number P14-1402-E101-D Revision D dated 16.04.2014 shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be carried out in accordance with the agreed management plan.

Reason

In the interest of visual amenity.

Amended Condition (07)

Revised details of drawing No P14-1402-E1010-D Revision D dated 16.04.2014 shall be submitted to and agreed in writing with the Local Planning Authority. The revised details shall include the heights of the existing stone walls and the raising of the height of the stone wall adjacent to Twyn Tudur and St Tudor. All raising of the stone walls shown in the revised drawing shall be completed prior to the first production of electricity by the development hereby approved.

Reason

In the interest of visual amenity.

- (ii) the applicant be advised of the comments of the Rights of Way Officer, Police Architectural Liaison Officer, Senior Engineer (Land Drainage) and the Coal Authority.
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the condition attached to this consent: CW2, CW3 and CW4.

10. CODE NO. 14/0409/FULL - ERECT GARAGE ON HARDSTANDING TO REAR OF PROPERTY, 15 NEW PARK ROAD, RISCA, NEWPORT, NP11 7AE.

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 applicant 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.

11. CODE NO. 14/0412/FULL - ERECT TWO-STOREY REAR AND SINGLE-STOREY SIDE EXTENSIONS AND A DETACHED DOUBLE GARAGE, 7 WEST VIEW CRESCENT, OAKDALE, BLACKWOOD, NP12 OJG.

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 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.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - NORTH AREA.

12. PREFACE ITEM CODE NO. NA/14/0008 - A SINGE 5KW WIND TURBINE (UP TO 17.7M BLADE TIP HEIGHT) WITH ASSOCIATED HARD STANDING AREA, SUBSTATION TRANSFORMER AND BOUNDARY FENCING, LAND TO THE NORTH OF PENRHIW FARM, TRELEWIS, TRESHARRIS.

Following consideration of the preface report it was moved and seconded that the recommendation contain therein be approved and by a show of hand this was unanimously agreed.

RESOLVED that:

- (i) Merthyr Tydfil Council be informed that taking into account the comments contained in the Officer's Preface Report it is concluded that the effect of the proposed turbine on this Borough is acceptable and this Council raises no objection to the application.
- (ii) the comments of contained in the Officer's Preface Report be forwarded to Merthyr Tydfil Council for their consideration.

13. CODE NO. 14/0250/LA - CHANGE THE USE OF 6 CAR PARKING SPACES TO PUBLIC SPACE AND ERECT PUBLIC ARTWORK WITH ASSOCIATED LANDSCAPING, HANBURY ROAD CAR PARK, NORTH LANE, BARGOED, CF81 8QR.

P. Elliott (Head of Regeneration and Planning) declared an interest in that she is the lead officer for the project 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 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 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 of the comments of Senior Engineer (Land Drainage).

14. CODE NO. 14/0437/FULL - ERECT TWO-STOREY EXTENSION TO REAR OF PROPERTY, 3 BWL ROAD, NELSON, TREHARRIS, CF46 6DT.

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

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

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - SOUTH AREA.

15. CODE NO. 14/0335/COU - CHANGE THE USE TO VETERINARY SURGERY WITH ANCILLARY RETAIL USE, BLOCKBUSTER VIDEO EXPRESS, UNIT 1 PICCADILLY SQUARE, CAERPHILLY, CF83 1PB.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report and the following additional conditions his application be granted.

Condition (03)

Unless otherwise agreed in writing the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.

Reason

In the interest of public health.

Condition (04)

The use hereby permitted shall not be open to customers outside the following times 0800 to 1930 hours Monday to Friday, 0800 to 1700 hours on Saturday and 1000 to 1600 hours on Sundays.

Reason

In the interest of residential amenity.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Head of Public Protection.
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW14.

16. ITEMS FOR INFORMATION.

The following items were reported 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) Outstanding appeals;
- (5) Appeal decisions.

17. TOWN AND COUNTRY PLANNING ACT 1990 - LAND OPPOSITE BROOKLANDS, NELSON, CONSIDERATION OF THE EXPEDIENCY OF ENFORCEMENT.

Having regard to the impact on residential amenity it was moved and seconded that this report be deferred for a site visit and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for a site visit by the Planning Committee (All Members).

The meeting closed at 18.50p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th September 2014, they were signed by the Chair.

CHAIR

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PLANNING COMMITTEE – 10TH SEPTEMBER 2014

SUBJECT: SITE VISIT - CODE NO. 13/0520/OUT - ERECT A 4 BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE, GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT.

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair

Councillors H. Davies, L. Gardiner, N. George, A. Higgs, A. Lewis and Mrs J. Summers

Councillor K. James having previously declared an interest in that a family member lives opposite the proposed development and Councillor D.W.R. Preece having previously declared an interest in that one of the main objectors to the application is well known to him, did not attend the site visit.

1. Apologies for absence were received from Councillor W. H. David and J. Rogers (Principal Solicitor)
2. The Planning Committee deferred consideration of this application on 6th August 2014 for a site visit. Members and Officers met on site on Thursday, 28th August 2014.
3. Details of the application to erect a four bedroom detached dwelling with integral garage, Graig Cottage, The Graig, Cwmcarn were noted.
4. Those present viewed the site from Graig Cottage and Glen Brook Bungalow and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the applicant sought outline planning permission to erect a 4 bedroom detached dwelling with basement level. Access to the development and its position and height within the plot was established and the Officer confirmed that substantial excavation work would be required in order to achieve the proposed levels. These works would reduce the current gradient of the site to approximately 1/8. It was noted that the proposed development was surrounded by variety of property styles on varying elevations.
6. Members sought clarification in relation to the scale parameters of the proposed dwelling and were advised that as this was an outline planning permission only the maximum and minimal measurements had been submitted, these were confirmed as 11.65m maximum/11.1m minimum. Section plans were also examined in order to illustrate the height of the development in relation to the existing properties allowing Members to judge its scale in context.
7. Members raised concerns with regard to the electricity supply pole and the mining shaft and levels that were present within the plot. Concerns were also expressed with regard to the

overbearing nature of the development on neighbouring properties due to its elevated position. Officers confirmed that electricity pole would be replaced with underground cabling by the developer. In relation to the mining concerns it was noted that the applicant had submitted a Coal Mining Risk Assessment to which the Coal Authority raised no objection, subject to a condition requiring intrusive site investigation works prior to the commencement of the development.

Members expressed concern that these investigations would be undertaken after the granting of planning permission and queried if these could be completed prior to the applications consideration at committee. Clarification was also sought in relation to any impact the excavation works might have on the integrity of the road to the rear of the development.

Officers confirmed they would not normally override the recommendation of the Coal Authority but would look at the risk assessment report in more detail and provide further information to the Planning Committee.

Members were advised that privacy distances between the proposed dwelling and the neighbouring properties exceeded the statutory requirement and privacy would be further controlled at the reserved matters stage when the details of window positions would be agreed.

In terms of the development undermining the adjoining highway Officers confirmed that it would be the responsibility of the developer to ensure that this did not occur and would be controlled by the Highway Authority.

8. Members also noted that a water sprout /culvert was present on the site and this had been subject to flooding. Officers confirmed that access on to the land and culvert would be a private matter between the interested parties. It was also noted that the Senior Engineer (Land Drainage) raised no objections to the development subject to the submission of a comprehensive drainage scheme.
9. Officers confirmed that following advertisement to 8 neighbouring properties and a site notice being posted, 4 letters of objection from 3 addresses, a letter representing 7 addresses, a letter from Cwmcarn Residents Association and a petition of 18 signatures had been received. Details of the objections are within the Officer's original report.
10. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
11. A copy of the report submitted to the Planning Committee on 6th August 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	P. Den Brinker	Area Principal Planner
	C. Boardman	Senior Planner
	M. Noakes	Senior Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 6th August 2014

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0520/OUT 19.12.2013	Llanover Estates Mr M Lennon 23A Gold Tops Newport NP20 4UL	Erect a 4 bedroom detached dwelling with integral garage Graig Cottage The Graig Cwmcarn Newport

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Within a sporadic group of dwellings to the north of Nantcarn Road, The Graig, Cwmcarn.

Site description: The broadly rectangular sloping site, approximately 35m long by 20m wide (average), rises from the south-west corner to the north-east corner. The site is largely grassed with areas of shrub and small trees. Two larger trees are sited close to the southern site frontage. The southern, eastern and western boundaries of the site are bounded by public highway. The site is adjoined by a traditional two-storey cottage (Graig Cottage) and open hillside to the north, a split-level bungalow (Beechwood) to the east, a bungalow (Brookvale) to the south, and bungalows (Glenbrook and 1 & 2 Graig View Bungalows) to the west (on the opposite side of the Cwm Gofapi).

Development: Outline permission is sought for the erection of a detached two-storey dwelling with 'basement' garage. All matters are reserved for subsequent approval apart from access which is shown to be from the southern end of the site, with a further hardstanding off the lane at the north-east end of the site.

Dimensions: Height max 11.65m min 11.1m, length max 12m min 11m, width max 8m min 7.5m.

Materials: Painted render and natural stone walls, synthetic slate roof.

Ancillary development, e.g. parking: The scheme incorporates an integral single garage with additional parking on drive.

PLANNING HISTORY

No previous planning history.

Cont....

Application No. 13/0520/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

Policies: CW2 (amenity), CW3 (design considerations - highways), CW4 (natural heritage protection), CW6 (trees, woodland and hedgerow protection) and CW15 (general locational constraints).

NATIONAL POLICY Planning Policy Wales and TAN 12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. The applicant has submitted a Coal Mining Risk Assessment, on the basis of which the Coal Authority has no objection subject to a condition requiring intrusive site investigation works, and remedial works if necessary, prior to the commencement of development.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions regarding the precise location and gradient of the access and requiring adequate parking and turning facilities.

Head Of Public Protection - Requests conditions to address potential site contamination and the importation of materials.

Senior Engineer (Land Drainage) - Advises on the surface water and land drainage of the development and requests a comprehensive drainage scheme for consideration.

Dwr Cymru - Requests conditions regarding the drainage of the development.

Cont...

Application No. 13/0520/OUT Continued

Countryside And Landscape Services - no objection in principle but would wish to comment on details at a later stage.

Council's Ecologist - requests conditions requiring a method statement for the protection of reptiles, biodiversity enhancement measures, and to prevent site/vegetation clearance during the bird breeding season.

The Coal Authority - No objection subject to a condition requiring intrusive site investigation works and any necessary remedial works to be undertaken before the commencement of development.

Glam/Gwent Archaeological Trust - The works are unlikely to cause further adverse impact to the historic environment as it is not expected that significant archaeological remains would be discovered.

ADVERTISEMENT

Extent of advertisement: The occupiers of eight neighbouring dwellings were notified by letter and site notices were displayed.

Response:

- 4 letters (from 3 addresses).
- Letter representing 7 addresses.
- Petition with 18 signatures (from 11 addresses).
- Letter from Cwmcarn Residents Association.

Summary of observations:

- Out of keeping with the development in the immediate area, which is characterised by bungalows.
- Detrimental to the landscape quality of the adjoining land designated as Visually Important Local Landscape and 'Heritage Land.'
- Loss of a remaining open area.
- Inadequate access.
- Increased volumes of traffic within the area as a result of parking charges at the nearby Forest Drive.
- Overbearing impact on neighbouring dwellings.
- Loss of privacy.
- Loss of view.
- The site contains protected species.
- The site contains a shaft and levels, some unrecorded, from past mining operations.

Cont...

Application No. 13/0520/OUT Continued

- The site has been used for access to maintain a neighbouring culvert entrance, the blocking of which has caused flooding problems for Hollybush Cottages and Reece's Terrace.
- Development may undermine the adjoining highway.
- A number of utility cables/pipes cross the land.
- The site has historically given access to a water spout.

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 significant issues in this case.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Council's Ecologist has advised that the site has potential to support nesting birds and reptiles, and requests conditions to ensure their protection.

ANALYSIS

Policies: The application site is located within the Settlement Boundary, and therefore the principle of residential development is considered acceptable providing material planning considerations do not indicate otherwise.

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. All matters are reserved apart from access but extensive details have been submitted showing the design of the dwelling. It is considered those details show that the proposed development could be designed to accord with this guidance. The site is bounded to the east, south and west by existing residential development and to the north by the extent of the Settlement Boundary. Only one dwelling is proposed, and the proposed development will not detrimentally impact on the amenity of neighbouring properties. The developer has submitted cross sections through the site to show the relationship between the proposed dwellings and the properties that surround the application site.

Cont....

Application No. 13/0520/OUT Continued

From these drawing it is demonstrated that a two-storey dwelling can appropriately sit within the site and in relation to the properties that surround it. Furthermore, given the siting of the proposal, and the distance between it and the nearby properties, the development will not result in an overbearing or overshadowing impact. In terms of neighbouring privacy, this will be controlled at reserved matters stage when details of window positions are agreed.

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The Transportation Engineering Manager raises no objection to the proposed development subject to conditions, and therefore it is considered that the proposed development satisfies Policy CW3.

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

Comments from public:

- (i) Out of keeping with the development in the immediate area, which is characterised by bungalows - The Graig area is characterised by dwellings of various scale, materials and designs, and there is not considered to be a type of dwelling that characterises the area.
- (ii) Detrimental to the landscape quality of the adjoining land within designated as Visually Important Local Landscape and 'Heritage Land'. - The application site forms a natural infill opportunity within the existing settlement boundary. Use of appropriate materials for the external finishes of the development will ensure the development does not detrimentally impact on the visual amenity of the surrounding area. This will be controlled at Reserved Matters stage.
- (iii) Loss of a remaining open area - The application site is sloping and covered in brambles and other 'scrubby' vegetation. Therefore it is not considered that the area has significant value in terms of visual amenity.
- (iv) Inadequate access - The Transportation Engineering Manager raises no objection subject to condition, and therefore the existing access to the site is considered acceptable in highway safety terms.
- (v) Increased volumes of traffic within the area as a result of parking charges at the nearby Forest Drive - This proposal provides its own parking facilities and it would be unreasonable to refuse permission on the basis of the introduction of charges at nearby car parks. It would be difficult to show that one additional house would aggravate any existing congestion.

Cont....

Application No. 13/0520/OUT Continued

- (vi) Overbearing impact on neighbouring dwellings - This issue has been addressed in the analysis section above and is not considered to represent an impact that would warrant a refusal of planning permission.
- (vii) Loss of privacy - This issue has been addressed in the analysis section above and is not considered to represent an impact that would warrant a refusal of planning permission.
- (viii) Loss of view - This is not a material planning consideration.
- (ix) The site contains protected species - The Council's Ecologist has requested conditions be attached to any planning permission to ensure no unacceptable impact on any protected species that may be on site.
- (x) The site contains a shaft and levels, some unrecorded, from past mining operations - The applicant has submitted a Coal Mining report and a condition will be attached to any planning permission to control this matter.
- (xi) The site has been used for access to maintain a neighbouring culvert entrance, the blocking of which has caused flooding problems for Hollybush Cottages and Reece's Terrace - Right of access onto land is a private legal matter between the interested parties.
- (xii) Development may undermine the adjoining highway - It is the responsibility of the developer to ensure this does not occur, and such matters will also be controlled by the Highway Authority.
- (xiii) A number of utility cables/pipes cross the land - This matter will be the responsibility of the land owner/developer.
- (xiv) The site has historically given access to a water spout - Right of access onto land is a private legal matter between the interested parties.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the 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.
- 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.

Cont....

Application No. 13/0520/OUT Continued

- 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) 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)
- 06) No development or site or vegetation clearance shall take place until a method statement for the protection of reptiles has been submitted to and agreed in writing with the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details
REASON: To ensure that reptiles are protected.
- 07) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nest sites and bat roosts into the new dwelling shall be submitted to the local authority for approval. The approved details shall be implemented before the new dwelling hereby approved are first occupied.
REASON: To provide additional roosting for bats and nest sites for house nesting birds as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012), paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).

Cont....

Application No. 13/0520/OUT Continued

- 08) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 09) 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.
- 10) 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.
- 11) 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.
- 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 amenity of the area.

Cont...

Application No. 13/0520/OUT Continued

- 13) The precise location of the proposed means of access onto the public highway shall be agreed in writing with the Local Planning Authority prior to the provision of that facility. Thereafter the development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 14) Prior to the occupation of the dwelling hereby approved parking shall be provided in accordance with the Council's Adopted Supplementary Planning Guidance LDP5 Car Parking Guidelines, and shall incorporate a turning facility to ensure that vehicles can enter and leave the site in a forward gear.
REASON: In the interests of highway safety.
- 15) The proposed vehicular driveway shall have a maximum gradient not exceeding 12.5% (1 in 8)
REASON: In the interests of highway safety.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, Head of Public Protection, Transportation Engineering Manager, Senior Engineer (Land Drainage), Council's Ecologist and The Coal Authority that are brought to the applicant's attention.

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

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Agenda Item 6

AGENDA ITEM NO. 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0152/FULL 17.03.2014	Mr J Tilley 14 Brynheulog Road Newbridge Newport NP11 4RG	Erect detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge 14 Brynheulog Road Newbridge Newport NP11 4RG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Brynheulog Road, Newbridge.

Site description: Side garden of existing two-storey detached dwelling.

Development: Construction of detached dormer bungalow, including basement level, within existing side curtilage.

Dimensions: The proposed dwelling has a footprint measuring 12.1 metres in width, 15.1 metres in depth, with a height of 7.4 metres to ridge level when viewed from Brynheulog Road, i.e. the front elevation, and 10.1 metres to ridge level when viewed from rear garden, i.e. the rear elevation.

A rear balcony off ground floor level is also proposed. This measures 3.5 metres in depth, 11.0 metres in width, with a height 2.7 metres above ground level.

Materials: Face brickwork and interlocking concrete roof tiles.

Ancillary development, e.g. parking: Parking provision for 3 vehicles within the curtilage of the site.

PLANNING HISTORY

No previous planning history.

Cont....

Application No. 14/0152/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways), Supplementary Planning Guidance LDP6: Building Better Places to Live (November 2010), Supplementary Planning Guidance LDP7: Householder Development (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is not in an area considered to be at risk of coal mining legacy. However any issues will be controlled through the building regulations.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to conditions.

Dwr Cymru - Provides advice to the developer.

ADVERTISEMENT

Extent of advertisement: Eleven neighbouring properties were consulted and a site notice displayed near the application site.

Response: Eight neighbouring properties raised objection.

Cont....

Application No. 14/0152/FULL Continued

Summary of observations:

- Loss of privacy;
- Proposed dwelling would not integrate with existing street scene;
- Overpowering effect on property to north-east, i.e. Shangri-la;
- Over-development of site;
- Overshadowing and overbearing impact on Shangri-la;
- Overlooking of neighbours from proposed balcony;
- Building works resulting in damage to neighbouring properties;
- Disruption to movement along Brynheulog Road during construction works;
- Removal of hedgerow would destroy character of entrance to Brynheulog Road.

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.

Is this development Community Infrastructure Levy liable? Yes. New residential build at a rate of £25 per sq. metre of internal floor space.

ANALYSIS

Policies: The application seeks permission to erect a detached dormer bungalow with basement level within the side curtilage of the property known as Braeside, which is located on the junction of Brynheulog Road and the unnamed lane leading to Park Road. The side curtilage of Braeside slopes from the site frontage, i.e. the western edge of the site, down to the east. The application site is located within the Settlement Boundary and therefore the principle of residential development is considered acceptable providing material planning considerations do not indicate otherwise.

Cont....

Application No. 14/0152/FULL Continued

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. It is considered that the proposed development complies with this Policy for the following reasons:-

i) proposals must have no unacceptable impact on the amenity of adjacent properties or land - The proposed development has been designed to ensure that it does not have an unacceptable overbearing or overshadowing impact on the properties that adjoin the application site. The property most impacted by the development is that known as Shangri-la that immediately adjoins the application site to the north. Whilst there are no south facing windows in the side elevation of Shangri-la, it was considered that the development as originally proposed, i.e. a larger dwelling, would have resulted in an unacceptable overshadowing impact on the rear garden of Shangri-la during the evening hours of summer months. However, the scheme has been amended to include a lower ridge level and lesser roof mass thereby overcoming this concern. Whilst the dwelling may cast a shadow over part of the rear curtilage of Shangri-la during summer month evening hours, such an impact is not considered to warrant a refusal of planning permission. In terms of the impact on the privacy of Shangri-la, the proposed rear balcony is shown to include privacy screens on either edge therefore maintaining existing levels of privacy. Such privacy screens will be ensured by way of condition.

Given the proposed ridge level, and difference in ground levels, it is considered that the proposal will not result in an unacceptable impact on amenity of the property to the west, on the opposite side of Brynheulog Road, i.e. the property known as Kimberley, and adequate privacy distances are maintained. The main impact on Kimberley will be a loss of view, but this is not a material planning consideration.

The edge of the proposed rear balcony will be located approximately 20 metres from the boundary with the property to the east, known as Ardachu, and therefore the proposal will not have an unacceptable impact on the privacy of this property. Given this distance between Ardachu and the application property, as well as the orientation, there will be no loss of sunlight or daylight as a result of the development.

In terms of the potential impact of the proposal on the existing property, i.e. Braeside, given the design of the proposed dwelling, as well as the open aspect to the rear of Braeside, it is not considered that the proposed dwelling will result in an overbearing impact to a degree to warrant a refusal of planning permission.

Cont....

Application No. 14/0152/FULL Continued

In terms of the impact of the proposed dwelling in the existing street scene it is noted that a variety of dwelling types exist along Brynheulog Road including two-storey

detached dwellings, dormer bungalows and bungalows. Therefore it is considered that the proposed dormer bungalow would be acceptable in design terms given this existing street scene. Furthermore, the proposed dwelling has a ridge level 1.0 metre lower than that of Braeside in order to 'step down' in respect of the topography of the street. As parking is to the front of the dwelling, it must be at approximately road level to facilitate acceptable access gradients to the proposed garage and parking spaces. Due to this factor coupled with the sloping topography of the site to the east, the dwelling will be three-storeys on its rear elevation to include a basement level. However this massing of the rear elevation will not impact on the existing street scene, and therefore the proposal is considered acceptable in terms of its impact on the visual amenity of the area.

ii) proposals would not result in the over-development of the site - Although the majority of the garden serving Braeside is to the east of the property, as the site can only safely be accessed in highway terms off Brynheulog Road, the proposed dwelling is sited to the north of Braeside. The proposed dwelling will be sited 2 metres off the side elevation of Braeside, and 1-3 metres off the boundary with Shangri-la (due to the angled boundary between the properties). Several properties along Brynheulog Road are set a similar distance off their boundaries and therefore it is not considered that the proposal would result in an over-development of the site frontage. Furthermore, a large garden area is proposed to the east of the proposed dwelling.

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.

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The Transportation Engineering Manager raises no objection to the proposed development subject to conditions, and therefore it is considered that the proposed development satisfies Policy CW3.

In light of the above, the proposed development is considered acceptable subject to conditions.

Comments from consultees: No objection subject to conditions.

Cont....

Comments from public:

- Loss of privacy - The proposed privacy screens along either edge of the proposed balcony will ensure there is no loss of privacy. The proposed windows in the north facing elevation to a study and bathroom will not impact on Shangri-la which has no south facing windows.
- Proposed dwelling would not integrate with existing street scene - The existing street scene is a mixture of dwelling types and it is considered that subject to the use of the most appropriate materials, a dormer bungalow is an acceptable dwelling type for this infill plot.
- Overpowering effect on property to north-east, i.e. Shangri-la - The scheme as originally proposed has been amended, i.e. reduced in overall height and massing to overcome this issue from a planning point of view.
- Over-development of site - This issue has been addressed above.
- Overshadowing and overbearing impact on Shangri-la - This issue has been addressed above.
- Overlooking of neighbours from proposed balcony - This issue has been addressed above.
- Building works resulting in damage to neighbouring properties - It is the responsibility of the developer to ensure this does not occur. However if any damage did occur during works this would be a private legal matter between the interested land owners.
- Disruption to movement along Brynheulog Road during construction works - A degree of disruption is to be expected but it would be the responsibility of the developer to ensure the road is not blocked.
- Removal of hedgerow would destroy character of entrance to Brynheulog Road - Several of the properties along Brynheulog Road have open frontages and therefore it is not considered that the removal of the existing hedgerow would have a significant impact on the existing street scene.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 14/0152/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) 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.
- 03) The balcony hereby approved shall not be used until screening has been erected in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed screening shall remain in place at all times.
REASON: To prevent a loss of privacy.
- 04) 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.
- 05) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.

Cont....

Application No. 14/0152/FULL Continued

- 06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.
- 07) Prior to its first use the garage, sited as shown on the submitted plan, shall be fitted with inward-opening doors or roller shutter, which will not open out over the highway.
REASON: In the interests of highway safety.
- 08) The entrance apron shall be constructed prior to the first use of the garage hereby approved and in materials as approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 09) 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.
- 10) 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 amenity of the area.
- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 12) The development hereby approved relates to the details received on 12.08.2014 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.

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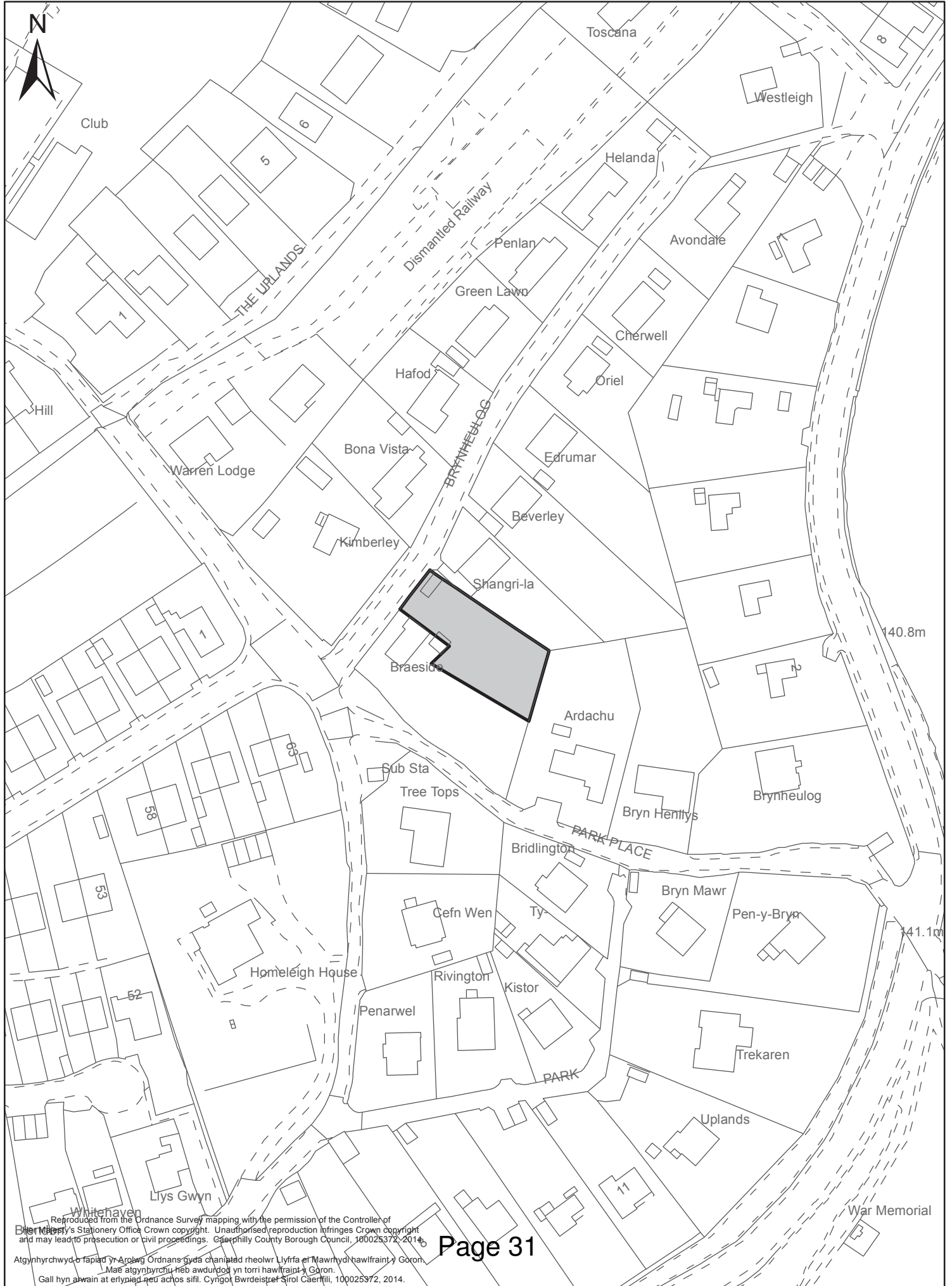
Application No. 14/0152/FULL Continued

- 13) Unless otherwise agreed in writing with the Local Planning Authority, 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 kitchen window facing south shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: policies CW2 and CW3.

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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0509/NCC 24.07.2014	Mr S Gammage 23 Pen-Y-Groes Oakdale Blackwood NP12 0ER	Vary Condition 12 of planning permission P/98/0690 to convert integral garage into a habitable room 23 Pen-Y-Groes Oakdale Blackwood NP12 0ER

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application property is located on Pen-Y-Groes, Oakdale.

House type: Two-storey detached property.

Development: Integral garage conversion. This application is reported to Planning Committee because the applicant's partner is related to an employee of the Council.

Materials: Face brick wall and white upvc window to match existing dwelling.

Ancillary development, e.g. parking: Parking provision for 3 No. cars on the driveway to the front of the property.

PLANNING HISTORY

2/09094 - Construct 50 bedroom hotel with ancillary accommodation - Granted
23.08.91.

2/11120 - Construct 50 bedroom hotel with ancillary accommodation - Granted
30.05.97.

P/98/0690 - Erect residential development and associated roads and sewers - Granted
09.10.98.

Cont....

Application No. 14/0509/NCC Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways), as well as advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Any coal mining legacy issues will be controlled by way of the building regulations.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: Six neighbouring properties were consulted and a site notice was displayed near the application site.

Response: None.

SECTION 17 CRIME AND DISORDER ACT

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

Cont...

Application No. 14/0509/NCC Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

ANALYSIS

Policies: It is considered that the proposed window to replace the existing garage door as part of the conversion has been appropriately designed in terms of its materials, dimensions and siting, and will integrate with the host dwelling. The existing driveway is large enough to accommodate three cars and therefore no condition is required relating to the provision of additional parking. A condition will be attached to the permission to ensure appropriate materials are used for the external finishes.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

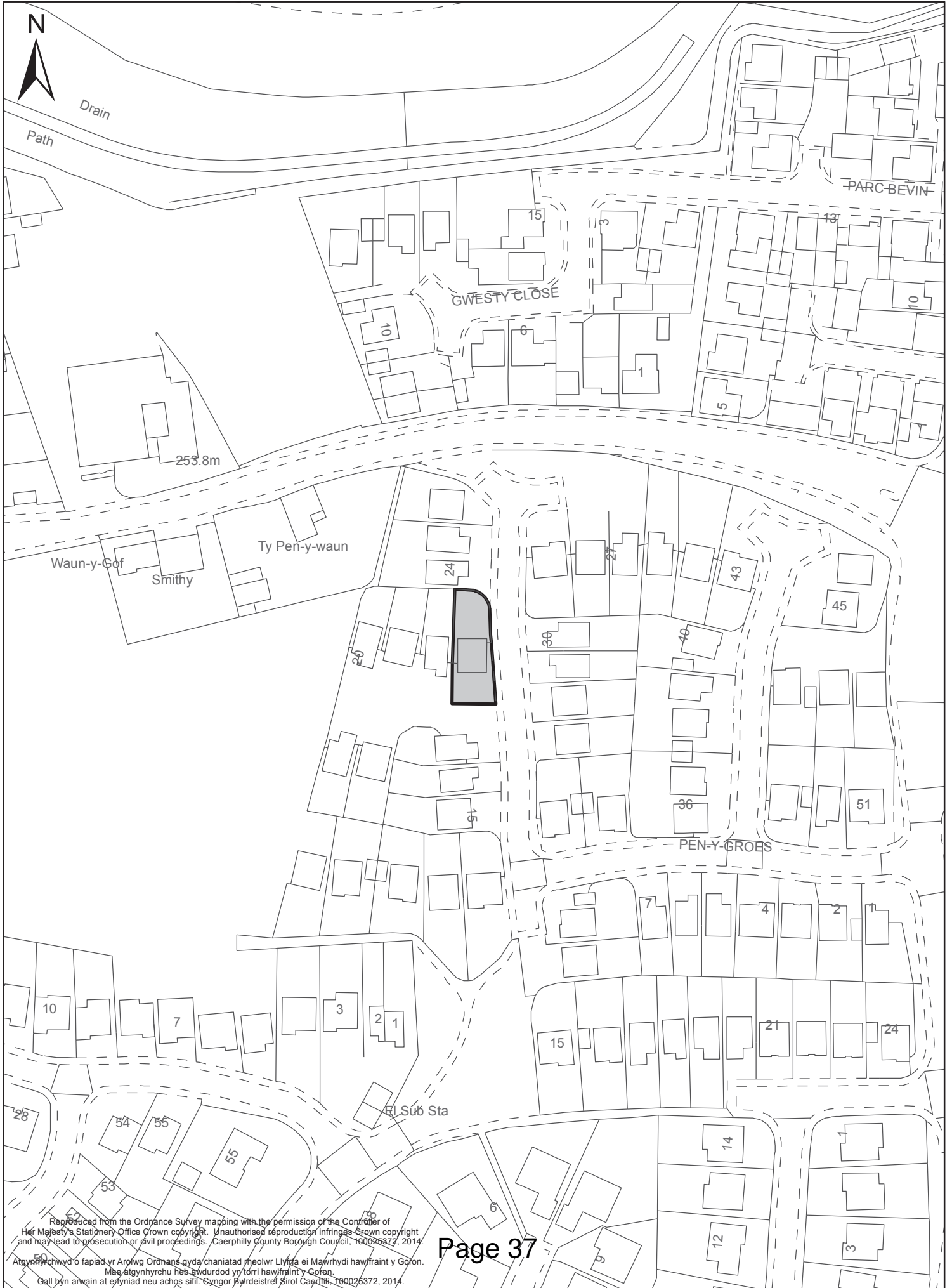
- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Cont...

Application No. 14/0509/NCC Continued

Advisory Note(s)

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



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Atgynhychwyd o fapiaid yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawffraint y Goron. Mae atgynhychu heb awdurdod yn torri hawffraint y Goron. Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerphilly, 190025372, 2014.

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PREFACE ITEM

APPLICANT(S) NAME: Infinite Renewables Ltd

PROPOSAL: Erection of a single wind turbine (up to 77m blade tip height) with associated access track, crane hardstanding substation/transformer and boundary fencing.

LOCATION: Land to the north east of Blaen Morlais Farm, Pengarnddu, Merthyr Tydfil

Merthyr Tydfil County Borough Council has sought this Council's observations on a planning application to erect a single wind turbine on land north east of Blaen Morlais Farm, Pengarnddu. The application site is an area of agricultural land used for grazing, the site being approximately 570 metres from the administrative boundary between Merthyr CBC and Caerphilly CBC, 2.1 km from Butetown and 3.2 km from Rhymney.

The proposed development comprises the erection of a 500kW wind turbine (for a period of approximately 20 years) that would measure up to 50 metres high to the hub of the turbine, with a three bladed rotor having a diameter of 56 metres. The turbine would have a maximum blade tip height of 77 metres and would have a minimum reflective mid-grey finish. The proposal also includes a small enclosure which will house a transformer, associated switchgear and electrical protection equipment.

The Divisional Landscape Architect (DLA) has considered the submitted Landscape and Visual Impact Assessment and considers it to be generally in line with what is currently considered to be best practice. A Zone of Theoretical Visibility (ZTV) Map has been produced at a radius of 25-30 km and refined to produce a study area for Landscape Character and Visual assessment of 15 km radius from the site. This 15 km study area and ZTV map suggests that the proposed turbine is potentially visible from parts of Butetown, Llechryd, and Rhymney; the upper valley sides above and between Abertysswg and New Tredegar; the northern part of the Cefn Brithdir Ridge above Parc Cwm Darren; Fochriw and the northern part of Gelligaer Common, and parts of Mynydd Bedwellte north of Manmoel, all within 10 km of the site. At a distance of 10-15 km the turbine may also be visible from parts of Gelligaer Common north of Bargoed and parts of Coed y Moeth common north of Markham.

Cont....

Continued

With the exception of potential views from Llechryd, Butetown Rhymney and Fochriw, which are likely to be restricted by elevation, aspect and adjacent properties. The majority of views from within Caerphilly County Borough are likely to be from elevated and isolated areas of open countryside and experienced mainly by walkers and road users.

An assessment of the impact of the proposed turbine upon the Landscape Character of the study area has been undertaken using LANDMAP data. However, the DLA feels that the assessment of landscape character is too focused upon the areas closest to and within 5 km of the site, whereas Natural Resources Wales LANDMAP guidance requires the assessments in respect of Visual and Sensory, Historic Landscape, Cultural Landscapes to cover the full study area of 15 km in respect of Outstanding and High aspect area evaluations. A complete assessment of LANDMAP data for the full 15 km study area would be required from the applicant to allow a fuller judgement of the potential effects of this proposal upon Landscape Character to be undertaken.

Sixteen representative photo-viewpoints were chosen for analysis. Only two of these viewpoints (A. Butetown and B. Cefn Brithdir) are located within Caerphilly County Borough and both are within 5 km of the site. A third photo-viewpoint at Cefn Ystrad is located in Merthyr Tydfil CBC within 1 km of the boundary with Caerphilly CBC. Given the relatively open landscape of this part of the borough, this view could be said to be indicative of a view from Caerphilly's side of the county boundary also. At least one additional photo-view point from an elevated location within the county borough between 5-15 km south of the site would have been welcomed.

The potential views of the proposed turbine from Butetown at 2.8 km from the site and the Rhymney Valley Ridgeway Walk at Cefn Brithdir 5.7 km from the site are both assessed as a "slight to moderate adverse effect." The significance of effect being reduced on the both locations by the presence of the existing Pengarnddu turbine and the electricity transmission lines, whilst the presence of the lighting columns of the A465, and the Pengarnddu estate also influences the assessment of the turbines impact on Butetown.

The assessment of the view from Cefn Ystrad is that the erection of the proposed turbine would result in a moderate/major adverse significant effect, due in part to its relatively close proximity to this view point and the absence of visual detractors between the viewpoint and the turbine.

Cont...

Continued

The DLA considers the potential for the proposed turbine to exert a significant adverse impact upon other local views from within the county borough, and in particular from the Upper Rhymney Valley Special Landscape area to be slight given that most local views will also include transmission lines, parts of the Pengarnddu and Tarfanau-bach industrial estates, the A465 infrastructure and the fringes of local settlements.

The DLA believes that the likely impact of the proposed turbine on more distant views from within the county borough and in particular Gelligaer Common Special Landscape Area is also unlikely to be significant. Given the potential distances from the site and the scale of the intervening landscape, Pengarnddu industrial estate and its existing turbine, the A465 road and infrastructure and transmission lines are also likely to be visible as detractors where the full height of the turbine is visible.

A cumulative impact assessment has been undertaken. Nineteen turbines, groups of turbines or wind farms within a 25 km study area have been identified and mapped. Unfortunately the study does not identify the status of these sites, i.e. constructed or whether all have planning consent. A check of the online data-base suggests that appeal judgements are awaited on at least three of the sites and at least one application has been withdrawn. A schedule of cumulative landscape and visual effects/impacts, to complement the schedule of Landscape and visual effects of the proposed single turbine would have been helpful in understanding the outcomes of the Landscape Character assessment.

The cumulative assessment summary recognises that when the current proposal is assessed in conjunction with other wind energy developments along the Heads of the Valleys corridor there is the potential for a change in the Landscape Character of the Heads of the Valleys Area to one associated with Wind energy development. It does not identify whether the addition of this turbine is sufficient to make that change of character inevitable and given that not all of the turbines listed in this cumulative assessment currently have a valid planning consent. The DLA does not believe the tipping point has been reached.

A cumulative visual impact assessment was undertaken based on the viewpoints used for the original visual assessment. The assessment identifies the potential for a moderate adverse change to the view from Butetown and a moderate/major adverse change to the views from Cefn Ystrad (Pen Marche). This is not a significant change on the original assessment for the single turbine, from these viewpoints.

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Continued

With regard to more distant views from within Caerphilly County Borough the addition of a single turbine will not have a significant cumulative impact, given the distances involved, the scale of the potential views and the potential presence of additional detractors within such a view. In distant views the turbine will be seen with others at Pengarnddu and not seen as a new isolated development.

To conclude, the DLA considers that the Landscape and Visual Impact assessment lacks some information in relation to Landscape Character Assessment and tends to concentrate the landscape character, visual impact and cumulative impact assessments on the local area within 5 km of the site rather than considering more fully the wider study area. The impact of the proposed turbine on the heads of the valleys road, other transport corridors, long distance walks, local footpaths and Special Landscape Areas is not considered as fully as he would have wished.

However, on the basis of the information provided and an appreciation of the area derived from previous turbine applications the DLA does not believe the impact of this proposal upon Caerphilly County Borough is sufficient to warrant an objection.

The Transportation Engineering Manager advises that the applicant should provide a Traffic Management Plan which provides a detailed report on the proposed route to be taken to the application site. This should include the adequacy of the route and provide details of any improvements required to the highway network to allow the movement of the abnormal loads. The plan will need to indicate full consultation and approval with neighbouring authorities which the loads pass through, consultation and approval with the Welsh Government and South Wales Police Liaison Transport officer who co-ordinates the safe passage of the vehicles and approval with the Highways Agency.

The Head of Public Protection has no objection to the proposed development.

RECOMMENDATION

Taking into account the aforementioned comments it is concluded that the effect of the proposed turbine on this Borough is acceptable. It is therefore recommended that Merthyr Tydfil CBC be advised that this Council raises no objection to the application and that the comments should be forwarded to Merthyr for their consideration.

PREFACE ITEM

APPLICATION NO. 14/0297/RET

APPLICANT(S) NAME: Mr N Cleverley

PROPOSAL: Retain detached two-storey training facility and gymnasium

LOCATION: Gelli-Haf Bungalow Rock Villas Argoed Blackwood NP12 0AD

The Planning Committee deferred this application on the 9th July, 2014, for a site visit to consider the effect of the proposal upon visual amenity. Members and Officers met on site on 23rd July 2014. A copy of the site visit report (attached) was considered at the Planning Committee held on the 30th July, 2014.

Members considered that the proposed development is acceptable as the visual impact of the development is minimal and would only affect the host dwelling, the curtilage of which the proposed building is sited within. Members also considered that the use of the roof trusses on site at the time of the site visit, and which would result in a higher ridge height than was shown on the plans originally submitted with the application, would be acceptable and this was reflected in the amended plans submitted by the applicant prior to the Committee.

RECOMMENDATION: That planning permission is REFUSED in accordance with the attached report but if Members are still minded to approve the application the following suggested conditions are proposed:-

1. The development hereby approved shall be carried out in accordance with the amended plans submitted on 24th July, 2014.
REASON: In order to clarify the development approved.
2. The proposed outbuilding shall be finished in materials to match Gelli-Haf Bungalow.
REASON: In the interests of visual amenity.
3. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling at the site subject of this consent.
REASON: For the avoidance of doubt as to the nature of the approved development and to ensure that the development is not occupied as a separate unit of accommodation.





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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chântlad rheolwr Llyfrfa ei Mawrtyd hawffrwynt y Goron. Mae atgynhychu heb awgŵrdod yn torri hawffrwynt y Goron. Gall hyn arwain at erlyniad neu achos sifil, Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2014.

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PLANNING COMMITTEE – 6TH AUGUST 2014

SUBJECT: SITE VISIT - CODE NO. 14/0297/RET - GELLIHAF BUNGALOW, ROCK VILLAS, ARGOED, NP12 0AD.

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair

Councillors Mrs E.M. Aldworth, Mrs P. Cook, H. Davies, N. Dix, L. Gardiner, N. George and Mrs J. Summers

1. Apologies for absence were received from Councillors D. Bolter, W. David, A. Higgs and J. Taylor
2. The Planning Committee deferred consideration of this application on 9th July 2014 for a site visit. Members and Officers met on site on Wednesday, 23rd July 2014.
3. Details of the application to retain a detached two-storey training facility and gymnasium, at Gelli-haf Bungalow, Rock Villas, Argoed, Blackwood, NP12 0AD were noted.
4. Those present viewed the site, photographs and examined the original plans to fully appreciate the proposals.
5. Officers confirmed that planning permission had been granted for a single storey building however the now partially constructed development was larger than that approved and was by virtue of its scale out of keeping with the host dwelling. It was noted that there had been ongoing negotiations with the applicant in relation to amending the height of the development and the applicant had submitted a supporting statement confirming the personal reasons for the structure and its design.

Clarification was sought with regard to parking provision and the Officer confirmed that the proposal would be able to provide adequate ancillary parking for the host dwelling and would also allow vehicles to turn within the site allowing access and egress in a forward gear.

6. Members noted the training needs of the applicant and how this related to the dimensions of the proposed development. Members also noted that the site was not overlooked on either side and would not therefore have a detrimental impact on any other dwelling. Members were also mindful that no objections had been received from either statutory consultees or neighbouring properties.

Clarification was sought in relation to any subsequent change of use for the development should the circumstances of the applicant change. Officers confirmed that further planning

permissions would need to be sought on any change of use.

7. The ridge height of the development and the nature of the trusses to be used in relation to the host dwelling was discussed at length. The Officer confirmed that the applicant would need to submit amended plans to incorporate the change in ridge height of the trusses viewed on site as these differed from that stated on the original plans. Members were advised that the plans currently before them sought permission for a lower ridge height requiring a different truss. The applicant agreed to discuss submitting revised plans with his Agent and Officers. It was agreed that further information would be provided at Committee should amended plans be received.
8. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties and a site notice being posted no objections had been received.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be unacceptable and Officers recommended that permission be refused.
10. A copy of the report submitted to the Planning Committee on 9th July 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Committee Services Officer, Ext. 4420
Consultees:	C. Powell	Senior Planner
	J. Rogers	Principal Solicitor
	L. Cooper	Engineer (Highway Development Control)

Appendices:
Appendix 1 Report submitted to Planning Committee on 9th July 2014

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0297/RET 06.05.2014	Mr N Cleverley Gelli-haf Bungalow Rock Villas Argoed Blackwood NP12 0AD	Retain detached two-storey training facility and gymnasium Gelli-haf Bungalow Rock Villas Argoed Blackwood NP12 0AD

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at the northern end of Rock Villas on the western side of the A4048.

House type: The application property is a detached bungalow within a large curtilage. The dwelling is elevated up above the highway and the site is bounded by mature hedgerows. At the time of the site visit a new building was under construction on the site and had been completed up to first floor window head height.

Development: The application seeks full planning consent for the retention and completion of the erection of a new building to house a gym for the applicant. The new building would be a two storey rectangular shaped building with an apex roof and double French doors and five windows to the front elevation. There would also be windows in the pine ends of the building with an external staircase providing access to the first floor of the building on the northern elevation.

The applicant has submitted a supporting statement with the application stating personal reasons for the need for the structure. It is stated that the applicant is a professional sportsman operating at the highest level and as such the facility is needed to enable him to prepare properly for future sporting events. The other points are summarised below:

The ground floor will contain a boxing ring, the first floor will contain strength and conditioning equipment, a sauna and an ice bath.

A local gym that he used closed down, and other gyms are very public, often crowded and do not allow the necessary focus to prepare for a professional fight.

Cont...

Application No. 14/0297/RET Continued

Because of the previous refusals the ceiling heights at both floors are at the minimum of 2.15m. That amendment has reduced the out of character impact, and there are two-storey houses the other side of the bungalow.

Photos have been submitted of houses next to bungalows in New Tredegar.

There are no neighbours affected by the proposal.

The applicant feels the process has been prolonged unnecessarily and he is frustrated because the proposal is an important facility for his professional career.

Dimensions: The proposed building measures 12.9m by 5.9m by 6.1m high.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

12/0491/FULL Erect detached building for training room to side of property for private use - Granted 24.08.12.

13/0251/RET Retain two-storey building as a private training facility - Refused 03.06.13.

14/0021/RET Retain a two-storey detached training facility - Refused 11.03.14.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints).

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.

Cont...

Application No. 14/0297/RET Continued

Guidance Note 3 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on garages and outbuildings.

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

CONSULTATION

Transportation Engineering Manager - 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.

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.

Cont...

Application No. 14/0297/RET Continued

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. In determining this application the main point for the local planning authority to consider is the scale and design of the proposed building. With regard to the scale of the proposal, guidance note 3 of supplementary planning guidance LDP7 states 'an outbuilding must be smaller in scale and subservient to the house' and garages and outbuildings should normally not be in the front of domestic properties and should not be over dominant in relation to the existing and surrounding properties. In this instance it should be noted that the proposed building is higher than the host dwelling and given its location to the north of the dwelling and on elevated ground it dominates that dwelling to an unacceptable extent. Consequently, the proposal fails to comply with the adopted design guidance.

With regard to the design of the building it is considered that its appearance, in particular its front elevation has the feel of a dwelling rather than that of an outbuilding. It is also felt that the tall and narrow profile of the building when viewed from the north together with the alien external staircase to the north elevation of the building presents an incongruous feature that does not complement the character of the host property contrary to the advice contained in Guidance Note 1 of supplementary planning guidance LDP7.

Whilst it is noted that some amendments have been made to the building to reduce its height from 7.5m to 6.1m, it is not felt that this has been sufficient to overcome the concerns previously raised. Indeed the bulk of the building has only been changed by a small degree with the pitch of the roof being reduced in order to achieve the lower ridge height. This has had the effect of increasing the harm that the proposal has in terms of its design relationship with the host dwelling whilst not reducing the height of the building sufficiently such that it is still higher than the adjacent bungalow.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: With regard to the personal circumstances cited by the applicant Paragraph 3.1.6 of Planning Policy Wales states: -

Cont...

Application No. 14/0297/RET Continued

“3.1.6 Unless otherwise specified, a planning permission runs with the land and it is seldom desirable to provide for any other arrangement. Exceptionally, even though such considerations will rarely outweigh the more general planning considerations, the personal circumstances of occupiers, personal hardship or the difficulties of businesses which are of value to the local community, may be material to the consideration of a planning application. In such circumstances, permission may be granted subject to a condition that it is personal to the applicant. Authorities should bear in mind that personal permissions will hardly ever be justified for works or uses that will remain long after the personal circumstances of the applicant have changed.”

In this instance it is clear that the structure to be retained would be able to remain at the site long after the applicant has either sold the property or indeed retired from the sport and therefore removing the personal circumstances which may have justified the building. In that regard it is considered that the personal circumstances of the applicant do not outweigh the harm that the building causes as discussed above.

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposed building, by virtue of its height, would not be smaller in scale or subservient to the host dwelling and would therefore dominate and be out of character with the existing dwelling. The proposal therefore fails to comply with Guidance Note 3 of the Local Planning Authority's adopted Supplementary Planning Guidance LDP7 - Householder Development, and Planning Policy Wales (2014) and Technical Advice Note 12 - Design.
- 02) The design of the building does not complement the character of the existing dwelling and as such the proposal is contrary to Guidance Note 1 of the Local Planning Authority's adopted Supplementary Planning Guidance LDP7 - Householder Development, and Planning Policy Wales (2014) and Technical Advice Note 12 - Design.

DEFER FOR SITE VISIT

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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0070/FULL 10.02.2014	Capels & Sons Sales Mr C Capel The Car Store Pengam Road Pengam Blackwood NP12 3QY	Erect extension to retail section of service station and relocate valeting and car wash facilities St David's Service Station & Unit C Pengam Road Industrial Estate Pengam Road Pengam Blackwood NP12 3QY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located within the settlement boundary for Blackwood and is situated on the western side of the A469, Pengam Road. Part of the application site also falls within the St. David's Industrial Estate, Pengam protected secondary employment site as identified by Policy EM2.17 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site description and proposed development: The petrol filling service station and shop are one part of a larger commercial and industrial site operated by the developer comprising a commercial vehicle sales showroom together with a public, two-bay, car jet wash and valeting business to the south of the site, the petrol filling station and shop in the centre of the site, and 9 starter units to the north. A large detached, industrial unit and its curtilage, located within the St. David's secondary employment site, is located immediately to the rear (west) of the site and has been acquired by the developer. This industrial unit is currently sub-divided into three units. It is the curtilage of this sub-divided industrial unit, which is included in this application and will accommodate the proposed three-bay, detached, valeting building and the extension to the rear of the petrol filling service station shop. It is proposed to relocate the existing public car jet wash facility, located to the front of the petrol filling station, to the western side of the petrol filling station shop. In addition the valet building to serve the existing commercial vehicle sales showroom is proposed within the curtilage of the industrial building located on the St. David's Industrial Estate, immediately to the rear of the petrol filling station.

Cont....

Application No. 14/0070/FULL Continued

Finally, an extension is proposed to the rear of the existing petrol filling station shop, which also falls within the curtilage of the industrial building on the St. David's Industrial Estate.

Vehicular access to the existing petrol filling station site and shop is obtained off the main highway, the A469 New Road and this will not change. Vehicular access to the valeting building to be used ancillary to the commercial vehicle sales business will be obtained off the existing internal St. David's Industrial Estate road via an existing gated entrance. Vehicular access to the public car wash is obtainable either through the existing petrol filling station site or off the turning head at the end of the internal estate road.

The topography of the site is flat.

Dimensions: Extension to petrol service station measures 18.8m long x 5m wide x 3.4m high with a flat roof, to match the existing flat roof and comprises retail area, 2 toilets and staffroom. Public car wash building, comprising 2 car wash bays, store, staffroom and toilet and has maximum dimensions of 13m width x 9.2m depth x 4.5m high with a flat roof. Proposed valeting building comprises 3 bays and has a maximum footprint of 15.2m width x 8.8m depth x 5.4m high with a flat roof.

Materials: Extension to petrol filling station - external walls in painted render with white upvc fascias, roller shutters in blue paint finish and colour coated steel sheeting roof. Car wash - external walls in painted render with the north facing elevation comprising perspex panels, white upvc fascias, roller shutters in blue paint finish and colour coated steel sheeting roof. Valeting building - external walls in painted render with white upvc fascias, roller shutters in blue paint finish and colour coated steel sheeting roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

2/02622 - Extension to existing factory - Granted 30.01.79.

2/04327 - Car showroom - Granted 09.10.81.

2/11286 - Car wash - Granted 29.01.93.

Cont....

Application No. 14/0070/FULL Continued

P/96/0845 - Extend existing B2 use to include the manufacture of transit packaging components of both wood and cardboard - Granted 16.01.97.

P/98/0348 - Erect toilet facilities to south of existing petrol kiosk and above garage - Granted 04.06.98.

P/98/0400 - Retain shed for external assembly of pallets - Granted 10.07.98.

P/99/0032 - Retain shed for external assembly of pallets (Renew P/98/0400) - Granted 26.02.99.

P/99/0976 - Erect 2 No. illuminated free standing petrol signs - Refused 03.03.00.

P/00/0727 - Erect signage - Granted 21.09.00.

P/00/0989 - Erect seven advertisement flags - Refused 02.02.01.

P/01/0239 - Erect 2.4m high steel paling fence and garden area - Granted 03.05.01.

07/1283/FULL - Construct portal frame building for manufacturing and retail area - Granted 13.12.07.

08/0489/ADV - Erect one internally illuminated, double sided, free standing display unit - Refused 18.06.08. Dismissed on Appeal 28.10.08.

09/0473/ADV - Rebrand existing Texaco illuminated image on the forecourt canopy, forecourt stanchions and primary identifier display (PID or Pole Sign) - Granted 05.08.09.

12/0511/OUT - Not yet determined.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and Policy EM2.17, St. David's, Pengam protected secondary employment site.

Cont....

Application No. 14/0070/FULL Continued

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place Making, SP16 - Managing Employment Growth, SP21 - Parking Standards, Countywide Policies.

Policy CW2 - Amenity, CW3 - Design considerations - highways, CW13 - Use Class Restrictions - Business and CW15 - General locational constraints, CW16 - Locational constraints retailing.

Supplementary Planning Guidance LDP5 - Parking Standards.

NATIONAL POLICY

Planning Policy Wales, 6th Edition, February 2012, Chapter 4 - Planning for sustainability, Chapter 7 - Economic Development and Chapter 8 - Transport.

TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes.

The Coal Authority (CA) considered that coal-mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to the development in order to establish the exact situation regarding coal mining legacy issues on the site.

The CA recommends that the Local Planning Authority impose a planning condition should planning permission be granted for the proposed development requiring these site investigation works prior to the commencement of development.

Cont....

In the event that the site investigations confirm the need for remedial works to treat areas of shallow mine workings to ensure the safety and stability of the proposed development, this should be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to the commencement of the development.

The CA considers that the content and conclusions of the Geo-Environmental Report submitted by the applicant are broadly sufficient for the purposes of the planning system and meets the requirements of the PPW in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The CA therefore has no objection to the proposed development subject to the imposition of the above condition.

CONSULTATION

Transportation Engineering Manager - Has no objection to the development subject to conditions being attached to any consent requiring details of a swept path analysis demonstrating that a vehicle transporter can both enter and leave the site in a forward gear at all times, the provision of parking in accordance with LDP5 - Car Parking Standards including an amended scheme for vehicles waiting to use the car wash. He provides advice to be conveyed to the developer that no water from the car wash shall be allowed to discharge into the highway surface water drainage system and all parking spaces should measure a minimum of 2.6m x 4.8m in accordance with LDP5.

Head Of Public Protection - Has no objection to the development subject to the uses being confined to within the application site, a restriction on the hours of operation together with standard contamination conditions, which address any contamination of the site.

Senior Engineer (Land Drainage) - Requests a condition is attached to any consent requiring comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with. He provides advice to be conveyed to the developer in respect of land drainage matters.

Dwr Cymru - Confirms the site is crossed by a public sewer and provide advice to be conveyed to the developer in respect of drainage matters. They confirm that both foul water and surface water discharges shall be drained separately from the site and no surface water shall be allowed to connect, either directly or indirectly, to the public foul/combined sewerage system and no land drainage run-off shall be permitted to discharge into the public sewerage system.

Natural Resources Wales - No adverse comments.

Cont....

Application No. 14/0070/FULL Continued

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 9 neighbouring properties have been consulted.

Response: 11 letters and two e-mails (nine letters and two e-mails are from the same person).

Summary of observations:

- unauthorised development;
- over-development of the site in terms of the proposed extension to the shop, which will require more deliveries resulting in noise nuisance and disturbance;
- removal of boundary fence creating a thoroughfare onto estate turning head and making the estate road an integral part of the applicant's redevelopment plans, and will cause detriment to highway safety;
- use of estate turning head by car wash business as well as customer parking/waiting area;
- noise nuisance as a result of the proposed car wash and valet building being relocated nearer to residential properties,
- request the turning head is restored to its former configuration, customers should enter and leave the car wash site from within the existing garage premises, provision of proper sound insulation and screening (construction of high wall to contain garage operations, reduce noise and eliminate potential for the turning head to be used for unauthorised activities, restriction on hours of operation;
- presence of Japanese Knotweed may spread into woodland between industrial estate and residential properties.

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 planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 14/0070/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY The retail aspect of this development is CIL liable and the amount payable would be £2138.50.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance.

In terms of the proposed development, it should be noted that the developer has already commenced development. The existing public car wash has been relocated next to the existing petrol filling station shop and an existing boundary fence to the rear of this has been removed, which allows access, both pedestrian and vehicular onto a turning head at the end of the St. David's Industrial internal estate road. The public car wash is in operation. The developer has also constructed the three bay valeting building within the existing curtilage of Unit C2, C2A and C2B St. David's Industrial Estate and again this is in operation and is used ancillary to the commercial vehicle sales business operating to the south of the petrol filling station site. Complaints have been received in respect of this unauthorised development. The erection of the public car wash facility and three-bay valeting business prior to obtaining planning consent is unauthorised in planning terms and amounts to a breach of planning control. The matter has been referred to this Council's Enforcement Officer and is being monitored pending the determination of this planning application. Officers have visited the site and advised the developer the works are unauthorised. This has also been confirmed in writing and the developer requested to cease any further works. He has also been advised that failure to adhere to this request may result in enforcement action where considered expedient to remedy a breach of planning control. The unauthorised works have also been referred to this Council's Building Control Section for investigation.

In terms of the planning application submitted the main issues are considered to be the compatibility of the uses; with surrounding land uses; amenity, particularly in terms of noise sensitive development; design, and highway safety.

Objection has been raised alleging the proposal is over-development of the site. Policy SP6 - Place making of the LDP considers amongst other things design, and criterion 'B' of Policy CW2 - Amenity considers over-development of a site. It is considered the proposed development is acceptable in terms of scale, layout and form and does not have an adverse visual impact on the existing buildings within the site or upon the character of the surrounding area and as such is in accordance with policies SP6 and CW2.

Cont....

Application No. 14/0070/FULL Continued

An objection has been raised suggesting the increase in size of the shop will mean increased deliveries, which in turn will result in noise nuisance if deliveries are made early morning or late evening. The current petrol filling station shop has been operating for many years and is not subject to restricted hours of opening in terms of customers or deliveries. Therefore it would not be appropriate to attach any conditions to a consent, which remove the benefits currently enjoyed in terms of the operation of the retail element of the business.

The increase in retail space would not justify such limitations.

In terms of the proposed uses, consideration has to be given to Policy CW13 - Use Class Restrictions of the LDP because part of the proposed development i.e., the three bay valet building and shop extension, is proposed within the St David's Industrial secondary employment site as identified by Policy EM2.17 of the LDP. In this respect development will only be permitted if (i) it is within use classes B1, B2 or B8, (ii) an appropriate sui generis use, (iii) to provide an ancillary facility or service to the primary employment use or (iv) an acceptable commercial service unrelated to class B uses. The proposal for the valeting building is a B1 use in planning terms and therefore meets with criterion (i) of Policy CW13. The extension to the shop meets criteria (iii) and (iv) of Policy CW13 referred to above.

In addition, criterion 'B' of Policy CW2 of the LDP requires any proposed use should be compatible with surrounding land uses. It is considered the proposed uses are compatible with the existing commercial and industrial use of the whole site and in relation to the neighbouring St. David's Industrial Estate. Criterion 'A' of Policy CW2 requires that any development should not have an unacceptable impact on the amenity of adjacent properties or land. Objections have been received that the development will result in loss of amenity by residents of neighbouring residential properties as a result of noise nuisance caused by the operation of the public car wash and valeting bays. It is claimed the particular activities of the site include industrial vacuum cleaners and jet washers, which are noisy when in operation and result in the quiet enjoyment currently experienced by neighbouring residents being adversely affected. The public car wash building is a two-bay, open-ended building with Perspex side panels. The objector advises the noise nuisance caused by the jet wash operating is exacerbated by the operation of the jet wash hitting the Perspex side panels of the car wash bay. Also, complaints have been received regarding the use of the turning head at the end of the industrial estate road in association with the public car wash. It is alleged customers are parking and cars are being cleaned in this area, which results in noise nuisance and also obstructs the free flow of the highway. It is also claimed the relocated location of the public car wash is nearer to dwellings at Woodland Place than its original position to the front of the petrol filling station site.

Cont....

Application No. 14/0070/FULL Continued

In terms of the proximity of dwellings to the proposed public car wash, the nearest dwelling is located some 71m to the northwest at 3 Woodland Place. The original position of the car wash was located 66m away from this dwelling. This residential property has a large garden and it is not known specifically where the rear boundary of this garden is situated, however it is estimated the public car wash is located some 35m from the rear boundary of the property, which is situated on lower ground beyond the industrial estate road. The recently constructed three-bay valeting building is new and is located some 69m away from the nearest dwelling, being 3 Woodland Place. This valeting building is orientated such that the front entrances to the three bays face east and so are side on to the nearest dwellings at Woodland Place. This building is made of blockwork and has a roller shutter door providing access to each bay.

Noise is a material consideration and it will be hard to reconcile some land uses, such as residential, which is a noise sensitive development with industrial activities which generate high levels of noise. LPAs must ensure that development does not cause an unacceptable degree of disturbance. Also consideration has to be given to the resultant intensification of uses of a site, which may result in a greater intrusion in terms of the amenity of residents of neighbouring residential properties. In this respect this Council's Head of Public Protection and planning officers have visited and monitored the site and the neighbouring properties in terms of the objections and noise nuisance complaints received. Whilst, the noise of the operation of the public car wash has been witnessed at Woodland Place by officers, consideration has to be given to the existing relationship between the industrial and commercial site with the nearest residential properties and the current situation regarding noise levels. In this respect given the B1, B2 and B8 uses permitted on the St David's Industrial Estate and the number of years the petrol filling station site has been operating, it has to be expected that there will be an element of industrial and commercial noise emanating from both the existing industrial and commercial activities. In addition, it is noted the busy and noisy, A469 road is in close proximity to these dwellings, which will also add to the background noise experienced by residents along Woodland Place. Therefore, consideration has to be given to whether or not the harm that may already be experienced by the residents of neighbouring dwellings as a result of noise nuisance will significantly increase as a result of the proposed development. In this respect, this Council's Head of Public Protection indicates the noise from the new car wash and valet facilities is of marginal significance, and he has raised no objection to the development subject to the imposition of conditions, which prevents any car washing or valeting outside of the designated car wash and valeting bays, and restricting the hours of operation during evenings and weekends.

Cont....

Complaints have been received regarding the encroachment of the public car wash facility into the industrial estate turning head, as a result of customer parking and cleaning of vehicles by the car wash operatives. This unauthorised activity may interfere with the free flow of traffic by causing obstruction for those drivers wishing to legitimately use the turning head, as has been witnessed by officers. The developer has been made fully aware that all activities associated with the public car wash and valet should be confined within the dedicated car wash bays, within the boundaries of the industrial and commercial sites. Monitoring of the site has been undertaken and recent unannounced site visits by officers of both the Planning and Environmental Health Division confirm the turning head is not now being used by the car wash operatives. The developer has also submitted a copy of a letter sent to the public car wash operators instructing that no vehicles are to be cleaned on the highway and that if they breach this requirement their lease will be revoked. As suggested by the complainants and based upon initial visits to the site, the potential does exist for the operatives to revert to this unacceptable use of the estate road turning head. However, any obstruction of the highway falls within the jurisdiction of Gwent Police Authority. This Council's Transportation Engineering Manager does not object to the development subject to appropriate conditions. In this respect it is necessary, in the interests of highway safety, to ensure that certain matters are provided and maintained within the site. These comprise customer parking spaces/waiting bays and clear manoeuvring space to and from these areas, together with signage and markings to ensure unobstructed and safe movement of vehicles within the site, including the exit point. These matters may be addressed by attaching appropriate conditions to any consent.

Complaints have been received that the public car wash bays are constructed and orientated such that vehicular access is available both from within the petrol filling station site and off the industrial estate road because an existing boundary fence has been removed. The removal of the boundary fence and creation of this vehicular access onto the internal unclassified estate road does not require planning permission. In addition this Council's Transportation Engineering Manager has confirmed that there is no breach of highway regulations regarding the provision of this access. Any obstruction of the turning head would fall within the jurisdiction of Gwent Police to enforce as indicated above.

Comments from consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

Cont....

Application No. 14/0070/FULL Continued

Comments from public: The matters raised by the objectors are discussed above. Noise monitoring by both Environmental Health Officers and Planning Officers visiting Woodland Place, confirm the operation of the public car jet wash and the detached valet building may be heard but it is considered the noise emanating from the site is of marginal significance. However, because the noise is likely to be more intrusive during the evenings and at weekends it is considered appropriate to attach conditions to any consent restricting the hours of operation to the following times - 0800hrs to 1800hrs Monday to Friday, 0900hrs to 1700hrs Saturdays and 1000hrs to 1600hrs on Sundays. It is also considered appropriate to attach a condition to any consent restricting the use of the public car jet wash and valet buildings to the dedicated bays within each building. This will ensure that there should be no encroachment onto the highway in terms of the uses and also confine any noise within the buildings. Members are advised that there are a number of public car jet wash and valet facilities granted planning approval within the borough that are nearer to dwellings than the circumstances of this application, some in fact operate side by side. Also, this Council has lost both a planning and enforcement appeal in respect of a proposed car wash facility at Pontygwindy Road Service Station, Caerphilly where there are several residential dwellings adjoining or in close proximity to the application site. The Inspector considered the main issue to be the impact upon the amenities of residents but concluded any adverse impact may be controlled by the imposition of conditions being attached to any consent.

Other material considerations: None.

In conclusion it is considered the proposed development does not conflict with local plan policies and subject to the imposition of appropriate conditions is acceptable in planning terms.

This application was submitted before the Council adopted the Community Infrastructure Levy (CIL). The applicant has not submitted all the information necessary to comply with the CIL regulations. That does not affect the planning merits of this proposal, but should be resolved before a permission is issued.

RECOMMENDATION that (A) appropriate CIL information is secured from the applicant following which (B) 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.

Cont....

Application No. 14/0070/FULL Continued

- 02) Within one month of the date of this consent, 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.
- 03) 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.
- 04) The use hereby permitted shall not be open to customers outside the following times 0800hrs - 1800hrs Monday to Friday, 0900hrs - 1700hrs Saturday and 1000hrs - 1600hrs Sundays and Public Holidays.
REASON: In the interests of residential amenity.
- 05) 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.
- 06) Within one month of the date of this consent, a swept path analysis demonstrating that a vehicle transporter can both enter and leave the site in a forward gear at all times; shall be submitted for consideration and approval in writing with the Local Planning Authority. The agreed vehicle transporter path shall be maintained free of obstruction at all times.
REASON: In the interests of highway safety.

Cont....

Application No. 14/0070/FULL Continued

- 07) Notwithstanding the submitted plans, within one month of the date of this consent, details shall be submitted to and approved in writing by the Local Planning Authority, providing parking and operational space in line with LDP5 Car Parking Standards in respect of all the uses operating at the site, including:
- the existing van sales element of the site;
 - the proposed extension to the existing petrol filling station shop;
 - retained and existing valeting workshops;
 - public car wash;
 - Units C1, C2A and C2B
- The approved scheme shall be marked out on site within one calendar month following approval of details and permanently retained and kept available at all times for the respective uses identified.
REASON: In the interests of highway safety.
- 08) Within one calendar month of the date of this consent, notwithstanding the submitted plans, a revised scheme for vehicles waiting to use the retained public car wash shall be submitted for consideration and approval in writing with the Local Planning Authority. The approved scheme shall be implemented within one month of the details being approved.
REASON: In the interests of highway safety.
- 09) The use of any powered equipment or tools associated with the public car jet wash and three-bay valet building shall be confined to within those buildings hereby approved for those uses and shall not extend to any outside areas.
REASON: In the interest of highway safety.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, any gates shall be located and fitted so as not to open outwards towards the highway.
REASON: In the interests of highway safety.
- 11) Notwithstanding the details submitted, within one month of the date of this consent, details of intrusive site investigation works to establish the exact situation regarding coal mining legacy issues including any remedial works considered necessary on the site shall be submitted for consideration and approval in writing with the Local Planning Authority. Where the site investigations confirm the need for remedial works to treat areas of shallow mine workings these remedial works shall be carried out within six months of the details being agreed.
REASON: To ensure the safety and stability of the proposed development.
Cont....

Application No. 14/0070/FULL Continued

12) Within one month of the date of this consent, a comprehensive scheme showing how surface water and land drainage flows from the site will be dealt with shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be implemented within six months of the date of the agreed details.

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

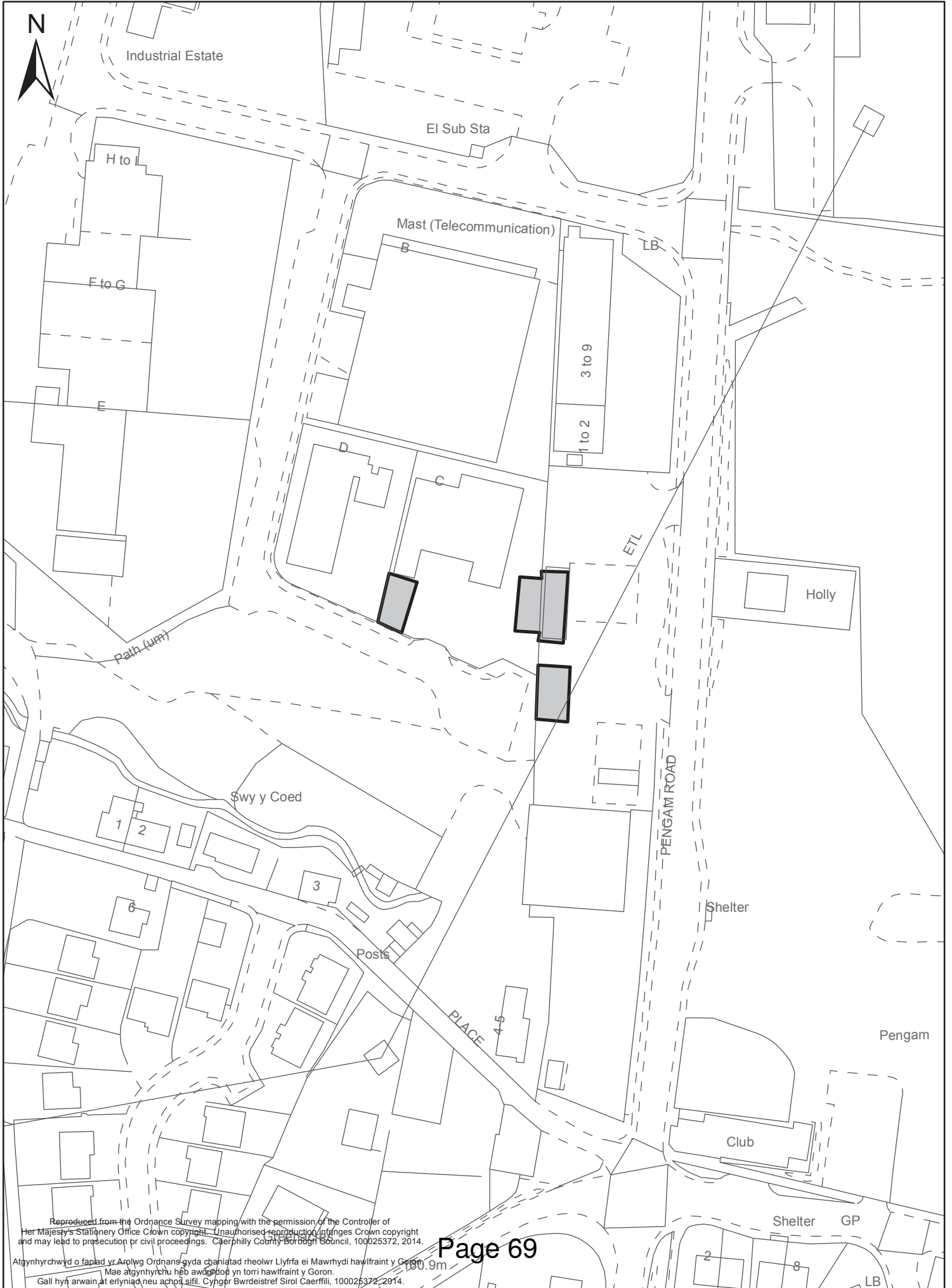
13) Within one month of the date of the approval of details in respect of conditions 07) and 08) above, details of directional signage in respect of the provision of customer parking at the site shall be submitted for consideration and approval in writing. the agreed details shall be implemented within one month of the details being agreed and maintained in place at all times thereafter.

REASON: In the interests of highway safety.

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 applicant is advised of the comments of Transportation Engineering Manager, Dwr Cymru/Welsh Water, The Coal Authority and Senior Engineer (Land Drainage).



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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0363/COU 24.07.2014	Mrs S Carpenter 53 Abernant Road Markham Blackwood NP12 0PR	Change of use from Post Office to dwelling together with the replacement of the existing shop front with a domestic frontage Markham Post Office 53 Abernant Road Markham Blackwood NP12 0PR

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is situated on the south west side of Abernant Road.

House type: The application property are established Post Office premises with the shop to the front and living accommodation to the rear and above and as such it is a mixed-use property. There is a relatively new traditional style shop front to the ground floor of the frontage with a rendered domestic frontage with two windows to the first floor. The property is situated on the end of a terrace with residential properties either side but it is situated in a mixed use area with a number of shops in the street.

Development: The application seeks full planning consent for the change of use of the property from a mixed-use shop and dwelling to a dwelling. The existing shop area is to be converted into a living area with the shop front being replaced with a domestic frontage. The domestic frontage will have one window and one door.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

Cont....

Application No. 14/0363/COU Continued

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW9 (Protection of Rural Commercial Facilities) and CW15 (General Locational Constraints).

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.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

CONSULTATION

None.

ADVERTISEMENT

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

Cont....

Application No. 14/0363/COU Continued

Response: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is whether the loss of the post office would have a detrimental impact on the sustainability and viability of this rural community. In that regard Policy CW9 of the Local Development Plan requires developers for such applications to comply with the following criteria in order to establish that there would be no such harm:-

- A The local community would continue to be served by another existing and comparable facility that is located within easy and convenient access by foot or bicycle; or
- B There is evidence that the current use is not, and could not reasonably be expected to become, financially viable; and
- C The developer can demonstrate that the premises, if non-operational, has been vacant for over a year and that the premises have been actively marketed for that use for lease or sale over a similar period of time at a reasonable rental or purchase price.

The applicant has provided a letter stating that:-

"Now that I have reached the age of 70 and with 45 years working in the Post Office I have decided with effect from 13th August 2014 to close the business and retire. The Post Office has tried with little success to find other premises to accommodate the business, but so far has had no success."

Cont....

Application No. 14/0363/COU Continued

Whilst the circumstances of the applicant are noted, Members are reminded that personal circumstances should only be taken into account in exceptional cases. It is not considered that the personal circumstances of the applicant should outweigh the policy considerations in this case.

In that regard it is considered that the applicant has not complied with the requirements of the criteria set out in Policy CW9 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and as such has failed to show that the loss of the post office would not have a harmful impact on the sustainability and vitality of this rural community.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

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

- 01) The applicant has failed to comply with the requirements of the criteria set out in Policy CW9 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and as such has failed to show that the loss of the post office would not have a harmful impact on the sustainability and vitality of the rural community of Markham.
-



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Agenda Item 12

AGENDA ITEM NO. 13

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0507/FULL 24.07.2014	Mr A Porter Malvern House Nydfa Road Pengam Blackwood NP12 3SX	Erect single-storey extension to side of property Malvern House Nydfa Road Pengam Blackwood NP12 3SX

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the southern side of Nydfa Road approximately 60m from the junction with Commercial Street.

House type: The application property is an end of terrace villa style property with front and side gardens and a small forecourt to the front. The dwelling is elevated above road level and is finished in pebbledash with a tiled roof. There is an existing two-storey extension to the rear of the dwelling that is half the width of the house.

Development: The application seeks full planning consent for the erection of a single-storey extension to the rear of the main dwelling and to the side of the existing extension. The extension will accommodate a dining room.

This application is reported to Planning Committee because the agent is married to an employee of the Council.

Dimensions: The extension measures 3.8m long by 2.4m wide.

Materials: To match host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

P/96/0444 - Erect general purpose garden shed for storage and DIY workshop - Granted 27.09.96.

07/0809/RET - Retain use of buildings for use as granny annexe - Granted 07.08.07.
Cont....

Application No. 14/0507/FULL Continued

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and CW15 (General Locational Constraints).

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.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

CONSULTATION

None.

ADVERTISEMENT

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

Response: None.

Cont....

Application No. 14/0507/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? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed extension is designed to be in keeping with the host dwelling and as such it is considered to be acceptable from that perspective. Given the orientation of the dwelling and the distance to the dwelling at Noddfa to the east, there would be no impact on the amenity of that dwelling. As the extension is screened from Cartref to the west by the existing two-storey extension there would also be no impact on the amenity of that dwelling and as such the proposal is considered to be acceptable in planning terms.

Comments from consultees: No objections raised.

Comments from public: None.

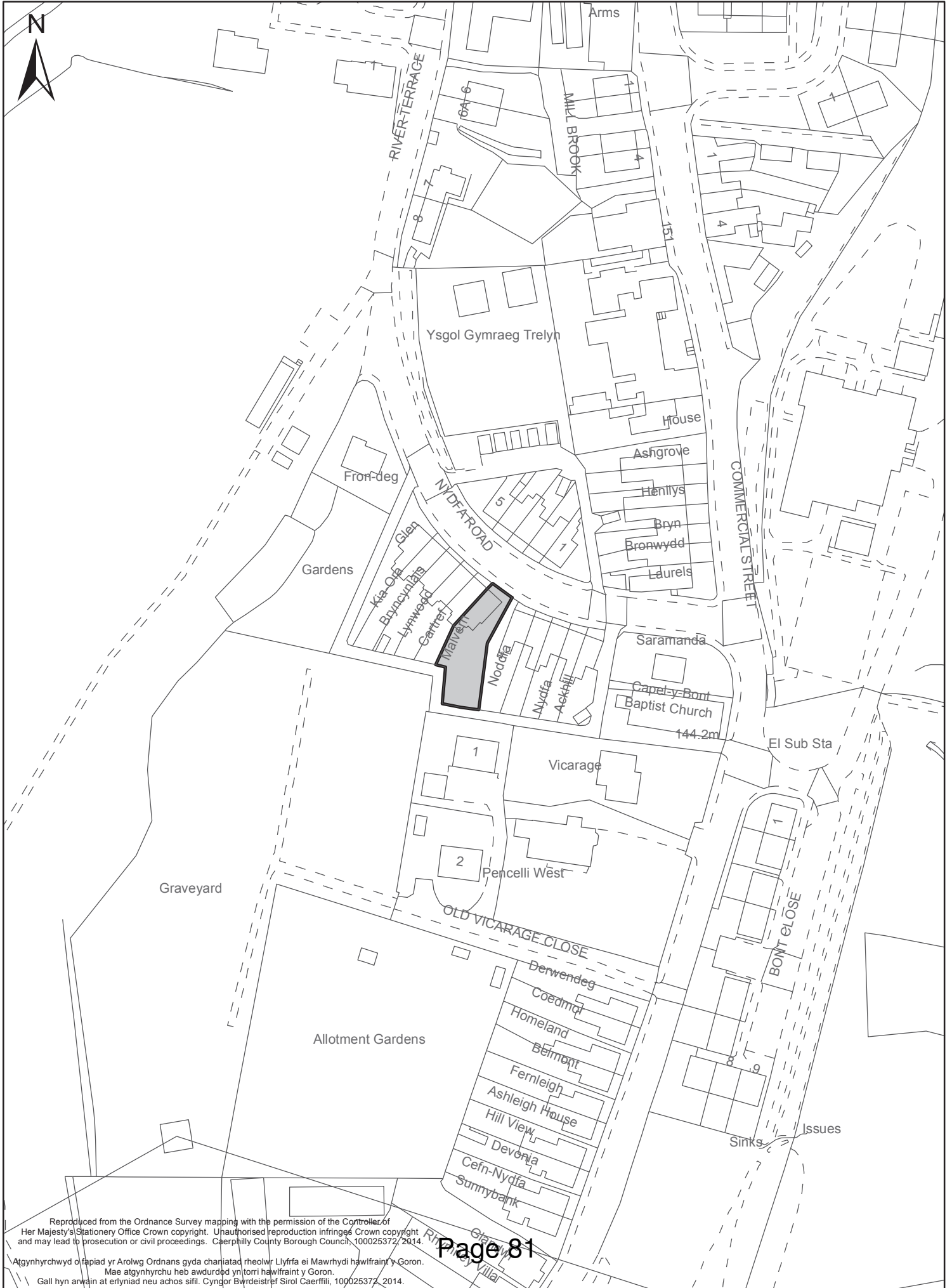
Other material considerations: None.

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.
-

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Agenda Item 13

AGENDA ITEM NO. 13

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0803/FULL 06.12.2013	Mr T Jones Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Erect agricultural workers dwelling Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located north of the existing farm yard at Pen Yr Heol Las Farm, Energlyn. The farm is sited on the hillside overlooking the southern part of Llanbradach. It is accessed via the mountain road off Heol Las. The site is totally contained within the boundary of the existing farm holding.

Site description: The dwelling is proposed to be built on relatively flat, undeveloped ground which is at a slightly higher level than the adjoining farm buildings.

Development: The proposed dwelling is a bungalow which provides for three-bedrooms, a kitchen/diner/living room, toilet and bathroom along with a utility room. The dwelling is proposed for the accommodation of an additional farmworker to assist in the operation of this agricultural enterprise. The submission included an "Essential Needs Appraisal", which seeks to address the policy requirements of Technical Advice Note 6, Planning for Sustainable Rural Communities.

Dimensions: The dwelling has a footprint measuring 117 square metres approximately. It has a height of 2.5 metres to eaves and 5 metres to the apex of the roof. The curtilage of the property is shown as being roughly 0.3 hectares in area.

Materials: The building is indicated as being finished in rendered blockwork with composite roofing tiles.

Ancillary development, e.g. parking: The drawings do not show specific on-site parking arrangements however the curtilage of the dwelling allows for the provision of three car-parking spaces within its boundary.

Cont....

Application No. 13/0803/FULL Continued

PLANNING HISTORY

P/04/1124 - Construct additional barn and extend farmyard with associated engineering & landscaping works - Appeal lodged for non-determination - Allowed on Appeal 11.03.05.

06/0239/OUT - Erect agricultural workers dwelling - Refused 04.01.07.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located in the open countryside well outside the settlement boundary identified in the plan. It is therefore not specifically allocated for any defined purpose. It is however positioned within a Special Landscape Area and abuts the southern corner of a Site of Interest for Nature Conservation.

Policies: The policies of particular relevance to this application are as follows:-

1. SP5 - Settlement Boundaries.
2. CW15 - General Locational Constraints.
3. NH1 - Special Landscape Areas.

NATIONAL POLICY Planning Policy Wales (ED. 7, 2014), TAN 6 (Planning for Sustainable Rural Communities).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - raises no objection subject to the imposition of conditions relating to highway safety being attached to any consent granted.

Cont....

Application No. 13/0803/FULL Continued

Head Of Public Protection - originally raised objection to the application on the basis that there was an undetermined appealed decision awaited for a wind turbine within the vicinity of the site.

That decision was subsequently received and the appeal was dismissed. On this basis the objection was removed.

Senior Engineer (Land Drainage) - had no adverse comments to make but required the imposition of a drainage condition on any consent granted.

Dwr Cymru - confirms that as the applicant will be using a private drainage facility they have no comment to make.

Countryside And Landscape Services - objects to the application on the basis that the need appraisal submitted is insufficient to justify the dwelling.

Minerals Officer - has made no comment on this application.

Penyrheol Trecenydd & Energlyn Community Council - object to the application on the basis of its impact on the amenity of its surroundings, including the common land. Also they consider that the access is unsuitable for emergency vehicles.

Glam/Gwent Archaeological Trust - comment that the proposal would require archaeological mitigation due to its nearness to an old Roman road. On this basis a condition was recommended requiring a watching brief to be imposed on any permission granted.

Agricultural Consultant - The Council's external agricultural adviser's conclusion was that the proposal failed to provide the robust justification that was required to satisfy the tests for a second dwelling on an existing enterprise contained in TAN 6.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of a site notice.

Response: One letter of objection was received.

Cont....

Application No. 13/0803/FULL Continued

Summary of observations: The basis of the objections received are as follows:-

1. It would have a negative visual impact on the landscape.
2. Emergency vehicles would have difficulty accessing the site.
3. It would also have a possible impact on the adjoining common land, which the site adjoins.

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. The site is disturbed ground that lies within an existing agricultural use and is therefore of low ecological value.

Is this development Community Infrastructure Levy liable? Yes. It is subject to the rate of £40.00 per square metre. This gives a total of $117 \times £40.00 = £4,680.00$.

ANALYSIS

Policies: The main policy consideration of this proposal is the assessment of agricultural need for a dwelling in accordance with the requirements of TAN 6. In this regard the applicant provided a supporting document in the form of an Essential Needs Appraisal. This sought to confirm that the proposal for a second dwelling complied with the tests contained in the section on Rural Enterprise Dwelling Appraisals, contained in the TAN. These tests are as follows:-

1. The functional test to provide evidence of whether there is a need for a resident worker for the proper functioning of the enterprise.
2. The time test to provide evidence of the labour requirement for the worker who is working on the justifying enterprise.

Cont....

3. The financial test to provide evidence of the economic sustainability of the justifying enterprise and identify the size of dwelling that the enterprise can sustain, ensuring that the size of the dwelling is commensurate with its functional need and financial justification.
4. The other dwellings test to identify whether there is an existing dwelling or building suitable for conversion on the enterprise or dwelling in the locality that could meet the identified functional need.
5. Other normal planning requirements test to demonstrate that the dwelling is suitably located to fulfil its identified need and to minimise impact on the wider environment.

The submitted appraisal was considered by the Council's external agricultural adviser, who concluded that TAN 6 offers greater support for established enterprises to provide a second dwelling, but the justification for a second dwelling has to be robustly made. In his view he felt that the projected business plan and the affordability of the proposed dwelling versus renting or buying a property at Energlyn has not been made, and as such the tests have not all been satisfied.

Since that original response was provided a considerable amount of correspondence has taken place between the Council's adviser and the applicant's agent in an attempt to find a means of complying with the requirements of the tests in TAN 6. The most recent response received on this matter from the Council's adviser is that the case has not been robustly enough made and he retains an objection to the proposal on the basis of its failure to comply with the requirements of TAN 6, in that firstly he feels a worker could reside at a property in Energlyn whilst the applicant considers that he must live on site. Secondly issues of the farm's viability and sustainability have not been satisfactorily answered.

This Welsh Government guidance dovetails with policies CW15 of the Local Development Plan, which deals with general locational constraints and SP5, which defines settlement boundaries. The former clarifies when development will be permitted outside of settlement limits. The first exception the policy makes in this regard is where the development is necessary in the interests of agriculture.

Cont....

Application No. 13/0803/FULL Continued

To comply with this exemption however it must be shown that the development is required for that purpose and can justify that position in respect to the relevant guidance. In this instance it is considered that the proposed dwelling cannot satisfy the tests specified in TAN 6 and consequently it fails to comply with policy CW15.

SP5 is a key mechanism in achieving resource efficient settlements and indicates where growth will be permitted. One of its criteria refers to the prevention of inappropriate development in the countryside. As the current proposal fails to comply with the TAN 6 requirements it is considered that it therefore represents such inappropriate development.

In conclusion it is considered that in respect to the policy position the application is unsuccessful primarily on the basis that the second dwelling appraisal under TAN 6 was not robust enough to conclusively prove its need.

The applicant commented that he wished the matter to be brought to Committee as soon as possible as he felt that sufficient information had been provided to the Council to make a decision. As such the decision is based on that information and no further detail would be provided by him, albeit clarification has been requested on certain matters by officers.

Comments from Consultees: Of the comments of the consultees the report of the Council's external agricultural adviser was crucial in the consideration of this proposal. These comments were also supported by those of the Countryside and Landscape Manager.

The remaining consultees made a range of comments which would have required the imposition of detailed conditions to be imposed on a consent if permission were to be granted; however, the policy position, relating to such a proposal, could not be addressed satisfactorily.

Comments from public: With regard to the comments received your officers responses are as follows:-

1. The dwelling is a bungalow which is sited as part of the group of existing farm buildings. It is therefore not an isolated structure and was not considered to have a sufficiently adverse impact as to raise objection in this regard.
2. The lane to the site is in a relatively poor condition but is one that can be readily accessed by vehicles. It currently serves a number of properties and is the access to the common land beyond the farm. As such it is used regularly by pedestrians and vehicles.

Cont....

Application No. 13/0803/FULL Continued

3. The basis of this objection is very general but proximity to common land would not preclude a development from a planning point of view.

Other material considerations:

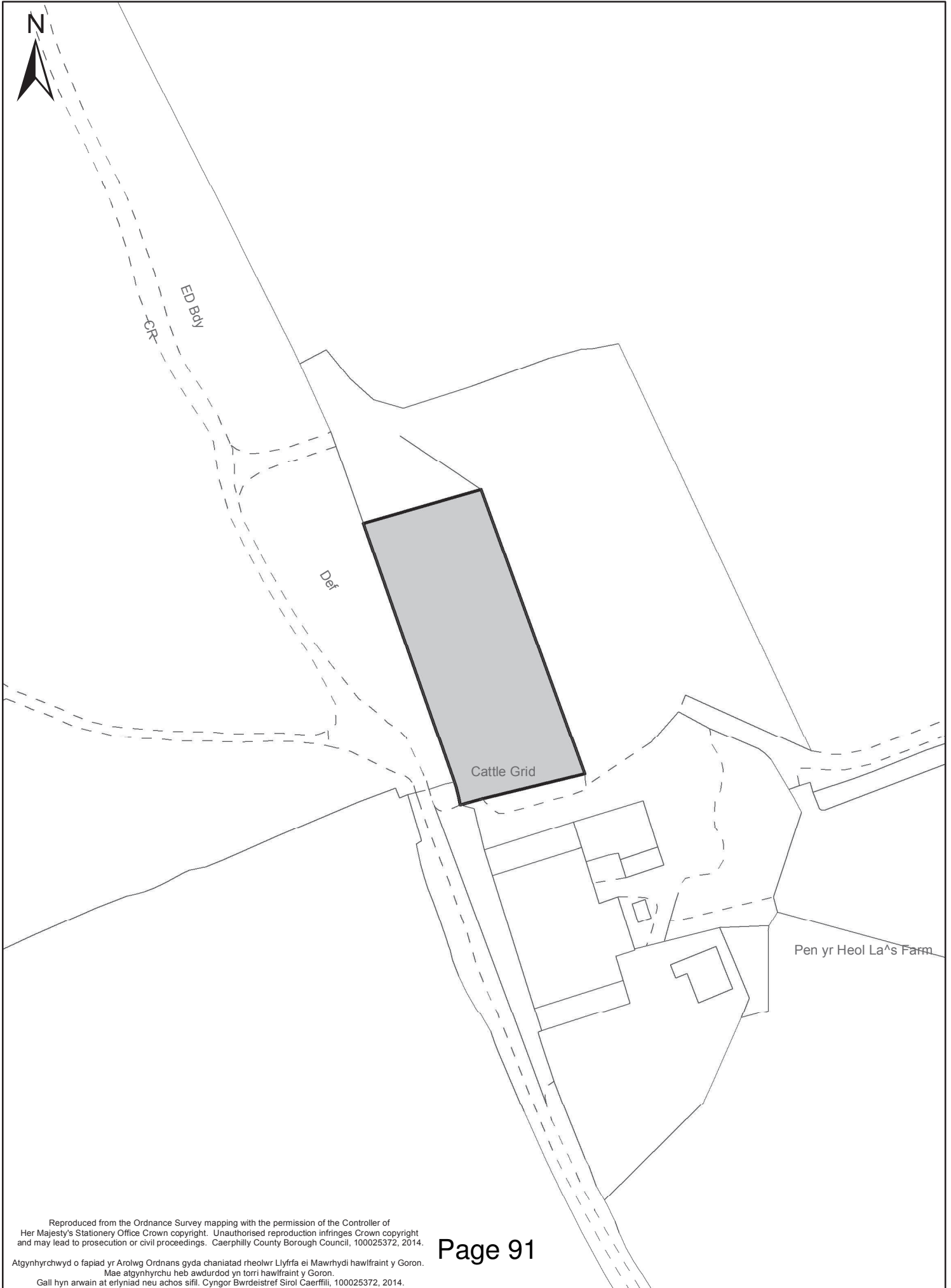
This is CIL development and so the decision notice even if the application is refused should not be released until the appropriate forms have been completed.

RECOMMENDATION that (A) that the applicant submits appropriately completed CIL forms after which (B) Permission be REFUSED

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

- 01) The proposal fails to satisfy the tests for a second dwelling contained in Welsh Government TAN 6, particularly test (c) and (d) relating to robust 5-year financial projections and the provision of an alternative dwelling respectively.
 - 02) The proposal conflicts with Policy CW15 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 in that it represents development outside settlement limits which has not robustly justified the reason for such a location.
 - 03) The development is contrary to Policy SP5 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 criterion D which seeks to prevent inappropriate development in the countryside. Without the necessary justification the dwelling at this location represents such development.
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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawffraint y Goron. Mae atgynhychu heb awdurdod yn torri hawffraint y Goron. Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2014.

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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
14/0361/LA 30.05.2014	Caerphilly County Borough Council Engineering Projects Group Ty Pontllanfraith Blackwood Road Pontllanfraith Blackwood NP12 2YW	Provide temporary storage for silt dredged from the Crumlin Arm of the Brecon and Monmouthshire Canal - Risca Quarry Darran Road Risca Newport	Granted 31.07.2014
14/0378/FULL 06.06.2014	Mr L Husk 11 Ogmores Court Caerphilly CF83 2TQ	Erect single-storey wrap around extension to front, side and rear with new driveway to front at 11 Ogmores Court Caerphilly CF83 2TQ	Granted 01.08.2014
14/0279/FULL 01.05.2014	Mr A Jeremiah 34 West Drive Porthcawl Bridgend CF36 3HS	Erect new building for agriculture and tack room at Gwaun Gledyr Uchaf Farm Old Nantgarw Road Nantgarw Caerphilly	Granted 04.08.2014
14/0286/FULL 02.05.2014	Draethen, Waterloo & Rudry Community Council Ms S Chick Ty Cyw Starbuck Street Rudry Caerphilly CF83 3DP	Construct a compost toilet within the grounds at St James Church Rudry Caerphilly CF83 3EA	Granted 04.08.2014
14/0346/FULL 21.05.2014	Coleg Gwent Estate & Facilities Department Mr B Bates The Rhadyr Usk Monmouthshire NP15 1XJ	Replace existing boiler flue chimney at Gwent Tertiary College - Coleg Gwent Cross Keys Campus Risca Road Crosskeys	Granted 04.08.2014

14/0290/COU 06.05.2014	Ms H Brewer 201 High Street Blackwood NP12 1AA	Change the use of first floor and second floor of premises from a five-bedroom maisonette to 3 no. one bedroom self-contained flats at 201 High Street Blackwood NP12 1AA	Granted 06.08.2014
14/0417/NOTF 30.06.2014	Natural Resources Wales Mr A Hubbuck Coed Y Cymoedd Forest Office Resolven Neath SA11 4DR	Construct new track and harvesting platform to facilitate felling of Larch trees infected with Phytophthora Ramouram at Hafodyrynys Woodland Hafodyrynys Newport	Prior Approval Not Required 06.08.2014
14/0385/LA 12.06.2014	Caerphilly County Borough Council Mr J Burkin Engineering Division Ty Pontllanfraith Pontllanfraith Blackwood NP12 2YW	Extend the existing cemetery to the north-east, provide a 3.6m access road with associated drainage around the proposed cemetery with a 2m footway cutting across the middle of the proposed cemetery from the existing access road to the north-east and provide a land-drain running across the site in a south-easterly direction to reduce the existing ground water level on Land Adjacent To Rhymney Cemetery Carno Street Rhymney Tredegar	Granted 07.08.2014
14/0386/RET 12.06.2014	Mr M Parker 32 Glasllwch Crescent Newport NP20 3SE	Retain the change of use from shop and flat to one dwelling at 31 Risca Road Crosskeys Newport NP11 7BT	Granted 07.08.2014
14/0399/FULL 12.06.2014	Taylor Wimpey Miss L Powell Building 2 Eastern Business Park Wern Fawr Lane St Mellons Cardiff CF3 5EA	Erect one residential dwelling and associated road and landscaping on Land Adjacent To Pontypandy Lane Caerphilly CF83 3HT	Granted 07.08.2014

14/0165/FULL 24.03.2014	Mr N Ker C/o C W Architects Ltd Mr O Adams Grosvenor House 8 Park Grove Cardiff CF10 3BN	Construct a new two-storey, six bedroom dwelling house (C3) with associated landscaping and car parking to replace demolished dwelling at 2 Glyn Glas Thornhill Caerphilly CF83 1LZ	Granted 11.08.2014
14/0249/RET 17.04.2014	Mr G Michalatos 1 Ridgeway Avenue Newport NP20 5AY	Retain the existing chicken house, stable and the extension to and repair of the existing access track and the sinking of a bore hole at Derwen Fferm Twyn Sych Farm Lane Rudry Caerphilly	Granted 11.08.2014
14/0391/ADV 16.06.2014	Gallagher Developments Caerphilly Ltd 15 Hockley Court Hockley Heath Solihull West Midlands B94 6NW	Erect on-site signage associated with new Aldi foodstore, including building signage and a free-standing double-faced double-post mounted entrance sign at Units 12 & 13 Gallagher Retail Park Parc Pontypandy Caerphilly	Granted 11.08.2014
14/0392/ADV 16.06.2014	Gallagher Developments Caerphilly Ltd 15 Hockley Court Hockley Heath Solihull West Midlands B94 6NW	Erect new pole sign at entrance to retail park to advertise new Aldi foodstore at Entrance To Gallagher Retail Park Land Adjoining A468 Crossways Roundabout Parc Pontypandy Caerphilly	Granted 11.08.2014
14/0393/FULL 16.06.2014	Mr B Heal 10 Windsor Avenue Newbridge Newport NP11 4LX	Erect a front door enclosed porch comprising of a new side access door and window at 10 Windsor Avenue Newbridge Newport NP11 4LX	Granted 11.08.2014
14/0395/FULL 16.06.2014	Mr D Green 93 Treowen Road Treowen Newport NP11 3DP	Erect two-storey extension to the rear at 93 Treowen Road Treowen Newport NP11 3DP	Granted 11.08.2014
14/0259/ADV 23.04.2014	Glamorgan Law LLP St. Andrews Crescent Cardiff CF10 3DB	Display wall mounted external sign at 3 Station Terrace Caerphilly CF83 1HD	Granted 12.08.2014

14/0349/RET 23.05.2014	Mr M Watkins 18 Coed Duon View Pentwyn-mawr Newport NP11 4EN	Retain conservatory at rear at 18 Coed Duon View Pentwyn- mawr Newport NP11 4EN	Granted 12.08.2014
14/0396/FULL 17.06.2014	Mr D Bloor 29 Tydfil Road Bedwas Caerphilly CF83 8EF	Erect extension to front and rear and construct dormer roof to form first floor at Palwynda Newport Road Trethomas Caerphilly	Granted 12.08.2014
14/0397/FULL 17.06.2014	Mr K Butcher 48 Woodside Walk Wattsville Newport NP11 7NZ	Convert garage at 48 Woodside Walk Wattsville Newport NP11 7NZ	Granted 12.08.2014
14/0406/NCC 19.06.2014	Mrs H Chapman 3 St Andrews Drive Blackwood NP12 2ET	Erect boundary fence within front cartilage at 3 St Andrews Drive Blackwood NP12 2ET	Granted 12.08.2014
14/0447/FULL 19.06.2014	Miss C Kerr 8 Coed-Y-Llinos Caerphilly CF83 2QH	Erect conservatory to the rear 8 Coed-Y-Llinos Caerphilly CF83 2QH	Granted 12.08.2014
14/0435/FULL 18.06.2014	Mr T Martin Llwynon House Llwyn-On Crescent Oakdale Blackwood NP12 0ND	Erect single-storey extension to form garage and utility room at Llwynon House Llwyn-On Crescent Oakdale Blackwood	Granted 13.08.2014
14/0394/FULL 16.06.2014	Groundwork Caerphilly Mrs C Pembridge Pandy House Machen Caerphilly CF83 3ST	Form a new means of access to the A468, from grazing land, and erect a gated entrance, in replacement of the existing nearby access Pandy House at Grazing Land Commercial Road Machen Caerphilly	Granted 14.08.2014
14/0401/FULL 19.06.2014	Ms M Burt Cromwell House 112 High Street Nelson Treharris CF46 6HB	Erect single-storey extension to rear at Cromwell House 112 High Street Nelson Treharris	Granted 14.08.2014
14/0403/CLEU 19.06.2014	Mr M Watkins 7 Clos Cae'r Wern Caerphilly CF83 1SQ	Obtain a Lawful Development Certificate of existing use for the existing conservatory at 7 Clos Cae'r Wern Caerphilly CF83 1SQ	Granted 14.08.2014

14/0405/FULL 20.06.2014	Mr N Winnell 2 Groveside Road Oakdale Blackwood NP12 0DN	Erect detached domestic garage at 2 Groveside Road Oakdale Blackwood NP12 0DN	Granted 14.08.2014
14/0407/FULL 20.06.2014	Mr H Venables 12 Ael-Y-Bryn Energlyn Caerphilly CF83 2QX	Erect single-storey rear bedroom extension at 12 Ael-Y-Bryn Energlyn Caerphilly CF83 2QX	Granted 14.08.2014
14/0408/FULL 20.06.2014	Mr J Williams Hawthorn 15 Hospital Road Penpedairheol Hengoed CF82 8DG	Provide new driveway and paths with imprinted concrete at Hawthorn 15 Hospital Road Penpedairheol Hengoed	Granted 14.08.2014
14/0404/FULL 23.06.2014	Mr C Veysey 41 Treowen Road Treowen Newport NP11 3DN	Erect workshop to rear of garden at 41 Treowen Road Treowen Newport NP11 3DN	Granted 15.08.2014
14/0458/FULL 27.06.2014	Mr L Evans Beech Tree Bungalow Libanus Road Blackwood NP12 1EQ	Erect rear extension to provide kitchen and living room at Beech Tree Bungalow Libanus Road Blackwood NP12 1EQ	Granted 15.08.2014
14/0413/FULL 21.06.2014	CTIL & Vodafone C/o Caip Limited Mr I Waterson 51 Heath Road Wellington Telford Shropshire TF1 3EQ	Remove existing 15m monopole and three antennas and replace with a sharable 4G compatible 17.5m monopole with six multiband antennas, install two transmission dish antennas, remove one equipment cabinet and install three new equipment cabinets at Radio Base Station Chapel Farm Industrial Estate Cwmcarn Newport	Granted 18.08.2014
14/0451/TPO 23.06.2014	Mr P Menzies 5 Rectory Gardens Machen Caerphilly CF83 8SU	Dismantle and fell an oak tree and crown reduce an oak tree by 20% (Tree Preservation Order 17/65/MCC) at 5 Rectory Gardens Machen Caerphilly CF83 8SU	Granted 18.08.2014

14/0367/FULL 02.06.2014	Excellen Consultancy Mr S Mathews 31 Clos Coed Bach Blackwood NP12 1GT	Erect new rear garage, provide new gate access to the rear garden boundary, convert existing garage to utility and office and erect winter garden/veranda to the rear of the property at 31 Clos Coed Bach Blackwood NP12 1GT	Refused 19.08.2014
14/0384/NCC 11.06.2014	Aldi Stores Ltd C/o Turley Miss C Taylor 10 Queen Square Bristol BS1 4NT	Vary Condition 1 of planning permission P/97/1045 to extend the opening hours to 0800 hours to 2200 hours at Aldi Foodstore Ltd High Street Blackwood NP12 1BE	Granted 20.08.2014
14/0390/ADV 16.06.2014	Lakeside Signs Limited Mr J Harris Cardiff House Barry Vale Of Glamorgan CF63 2AW	Erect two part-illuminated fascia signs at Blockbuster Entertainment Unit 1 Piccadilly Square Caerphilly	Granted 20.08.2014
14/0414/FULL 25.06.2014	Mr & Mrs Weare 17 Nant Y Garn Risca Newport NP11 7AS	Erect PVCU orangery style conservatory at 17 Nant Y Garn Risca Newport NP11 7AS	Granted 20.08.2014
14/0415/FULL 25.06.2014	Dr R Barnes Greenmeadow Cefn Mably Cardiff CF3 6LP	Erect oak framed orangery extension at Greenmeadow Cefn Mably Cardiff CF3 6LP	Granted 20.08.2014
14/0454/ADV 24.06.2014	Co-operative Food Group 4th Floor Dantzic Street Manchester M60 4ES	Erect one internally illuminated fascia sign, one internally illuminated projection sign and one internally illuminated totem sign at Co-operative Food Store 51-53 Church Street Bedwas Caerphilly	Granted 21.08.2014
14/0471/FULL 02.07.2014	Mr & Mrs Howells Ffynnon Cottage Draethen Newport NP10 8GA	Convert loft and install Velux windows to front and rear elevations at Ffynnon Cottage Draethen Newport NP10 8GA	Granted 21.08.2014

14/0474/FULL 02.07.2014	Mr C Aguiar 153 Commercial Street Senghenydd Caerphilly CF83 4GA	Erect detached garage on Land Rear Of 153 Commercial Street Senghenydd Caerphilly	Granted 21.08.2014
14/0443/FULL 23.06.2014	Mr S Goldsworthy 14 Victoria Street Llanbradach Caerphilly CF83 3NY	Erect first floor rear extension at 14 Victoria Street Llanbradach Caerphilly CF83 3NY	Refused 22.08.2014
14/0459/FULL 27.06.2014	Mr R Coopey 5 Nant-Y-Ffyddlon Penpedairheol Hengoed CF82 8DQ	Erect two-storey side and front extension and attached garage at 5 Nant-Y-Ffyddlon Penpedairheol Hengoed CF82 8DQ	Refused 22.08.2014
14/0461/FULL 27.06.2014	Ms A Harris 2 Cae'r Gelynnen Nelson Treharris CF46 6BN	Convert garage into a playroom at 2 Cae'r Gelynnen Nelson Treharris CF46 6BN	Refused 22.08.2014
14/0462/RET 28.06.2014	Mr C Dando 42 Lon Fawr Caerphilly CF83 1DA	Retain the change of use from overgrown land into domestic garden on Land North And Adjacent To 42 Lon Fawr Caerphilly	Granted 22.08.2014
14/0418/FULL 30.06.2014	Mr G Sawyer 46 Tawelfan Nelson Treharris CF46 6EH	Erect single-storey extension to rear of property at 46 Tawelfan Nelson Treharris CF46 6EH	Refused 22.08.2014
14/0465/FULL 01.07.2014	Mr J Rowle 14 Llanddwyn Island Close Caerphilly CF83 2AS	Erect first floor extension over garage at 14 Llanddwyn Island Close Caerphilly CF83 2AS	Granted 22.08.2014
14/0466/FULL 01.07.2014	Mr P Lewis 52 Half Acre Court Caerphilly CF83 3SU	Erect single-storey rear extension at 52 Half Acre Court Caerphilly CF83 3SU	Granted 22.08.2014

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**LIST OF PLANNING APPLICATIONS WHICH ARE OUT OF TIME/NOT DEALT WITH
WITHIN 8 WEEKS OF DATE OF REGISTRATION**

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/97/0981 31.10.97	Undertake initial review of planning conditions under the Environment Act 1995 for resumption of quarrying at Blaengwynlais Quarry, Blaengwynlais, Nr Caerphilly.	Considering revised conditions submitted by applicant.
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Seeking clarification about the status of the application.
10/0518/FULL 16.07.2010	Erect single detached dwelling and garage at Old Mill House, Draethen, Newport, NP10 8GB	Subject to further discussion and consideration.
11/0594/OUT 27.10.11	Erect residential development on Land Adj To Groeswen Farm, Groeswen Road, Groeswen, Cardiff.	Awaiting comments of consultees.
11/0630/NCC 01.09.11	Vary conditions (3) and (4) of previous planning consent 06/0172/OUT (erect residential development) to extend permission beyond expiration dates on Land West Of Coronation Terrace, Senghenydd, Caerphilly.	Awaiting information on road layout.
12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Seeking CIL details.
12/0394/FULL 22.05.12	Erect extension to form a children's playroom and bedroom at Rhoswen, Sunnybank Road, Blackwood.	Awaiting amended plans.
12/0511/OUT 03.07.12	Erect housing development at Willow Court & Surrounding Area, Pengam Road, Pengam.	Awaiting views of consultees.
12/0518/FULL 09.07.12	Erect dormer bungalow based on previously lapsed outline permission (P/04/1637) at Barry Bungalow Brynhyfryd, Energlyn, Caerphilly.	Seeking CIL details.

12/0550/CON 23.07.12	Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) at The Rectory And School Site, High Street, Nelson, Treharris.	Awaiting consultees views on wildlife.
12/0571/FULL 24.07.12	Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) at The Rectory And School Site, High Street, Nelson, Treharris.	Awaiting consultees views about wildlife.
12/0575/FULL 04.10.12	Erect a mansard roof incorporating a 1 bed flat at Manchester House, 1 Clifton Street, Caerphilly.	Awaiting views of consultees.
12/0637/OUT 20.09.12	Erect residential development for two detached houses with garages on Land Rear Of 46 Commercial Road, Machen, Caerphilly.	Subject to further discussion and consideration.
12/0735/RM 12.10.12	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale approved under planning application 08/1210/OUT (Erect eight dwellings) at Site Of Former All Saints Church, Pencerrig Street, Llanbradach, Caerphilly.	Subject to further discussion and consideration.
13/0196/OUT 15.03.13	Erect up to four three bedroom houses in two semi-detached blocks on land being used for occasional vehicle storage on Land Adjacent To Riverside House Penmaen Road, Pontllanfraith, Blackwood.	Awaiting noise survey.
13/0227/FULL 02.04.13	Construct dwelling on Plot Adjacent To Twyn House, Draethen, Newport	Seeking CIL details.
13/0353/FULL 04.07.13	Erect a four bedroom detached house and a pair of three bedroom semi-detached houses at 17 Homeleigh, Newbridge, Newport.	Subject to discussion and consideration.
13/0364/COU 16.05.14	Change use from church to residential dwelling at Saron Congregational Church Pandy Road, Bedwas, Caerphilly.	Seeking CIL details.
13/0532/FULL 18.07.13	Restore the presently derelict cottages to include the construction of new 'catslide' rear bathroom/kitchen additions and also form new car parking arrangements and boundary treatments etc. at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Awaiting bat survey.

13/0533/LBC 18.07.13	Restore the presently derelict cottages to include the construction of new 'catslide' rear bathroom/kitchen additions and also form new car parking at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Awaiting bat survey.
13/0548/CLEU 23.07.13	Obtain a Lawful Development Certificate for an existing use as a property for car/vehicle sales and display at Senator House, 6 Sir Alfred Owen Way, Pontygwindy Industrial Estate, Caerphilly.	Subject to discussion concerning additional information.
13/0646/COU 03.09.13	Change use of ground floor from cafe/shop to apartment at 24 Church Street, Bedwas, Caerphilly	Seeking CIL details.
13/0667/NCC 13.09.13	Vary Condition 1 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) to extend the period within which the development can commence at Suflex Estate Newport Road Pontymister Risca	Awaiting information about flooding.
13/0669/FULL 13.09.13	Erect new dwelling at 23 Commercial Road, Machen, Caerphilly	Seeking CIL details.
13/0674/RET 19.06.13	Retain change of use from petrol filling station to hand car wash at Star Hand Car Wash, Nant Court, Glenview Terrace, Llanbradach.	Considering site uses and their impact.
13/0705/OUT 27.09.13	Erect residential development at Wimpole Gordon Road, Blackwood.	Awaiting wildlife survey.
13/0725/RET 07.10.13	Retain retaining wall at 97 Caerphilly Road, Senghenydd, Caerphilly.	Awaiting structural calculations.
13/0726/FULL 08.10.13	Erect two bay extension to existing storage building at Robert Price (Builders Merchants) Ltd, 145 Pontygwindy Road, Caerphilly.	Considering impact on neighbouring houses.
13/0732/MIN 10.10.13	Mine approximately 6 million tonnes of coal from the Nant Llesg Surface Approximately 478.1 Ha Of Land West And South-West Of Rhymney, North And West Of Pontlottyn And Fochriw And Wholly Within The County Borough Of Caerphilly	Subject to further discussion and consideration.

13/0782/NCC 29.10.13	Vary condition 7 of planning consent 08/0310/FULL (Convert Grade II listed roofless ruin into 2 two-bedroom cottages) to revise the caravan park access location at Beddau Farm 2 St Cenydd Road, Trecenydd, Caerphilly	Seeking CIL details.
13/0793/OUT 06.11.13	Erect two detached dwellings at Land Adjacent To 23 Kingswood Close, Hengoed.	Subject to further discussion and consideration.
13/0797/FULL 07.11.13	Erect detached dwelling with off road parking and associated works at 9 Coed-Yr-Eos, Caerphilly	Seeking CIL details.
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery, Fochriw Road, Fochriw, Bargoed.	Awaiting additional information.
13/0803/FULL 08.11.13	Erect agricultural workers dwelling at Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Considering financial and functional information.
13/0809/CLEU 19.11.13	Obtain Lawful Development Certificate for the commencement of works to implement planning consent for 87 houses with associated garaging and car parking (reference 07/1524/FULL) at Former Suflex Estate, Newport Road, Pontymister, Risca.	Subject to further discussion and consideration.
13/0820/FULL 20.11.13	Erect a commercial stable block and tack room/food store on agricultural land including all engineering and associated works at Fferm Pont Carreg – Land at Rhyd Y Gwern Lane, Machen.	Awaiting comments from Consultees.
13/0824/FULL 25.11.13	Erect a single 500kW wind turbine, access track and associated transformer enclosure at Land At Pen-y-fan Industrial Estate, Pen-y-fan, Newport.	Awaiting additional information.
13/0830/FULL 26.11.13	Erect extension to existing garage at Highwinds New Bryngwyn Road Newbridge	Subject to further discussion concerning impact on neighbour.
14/0019/FULL 10.01.14	Erect detached dormer bungalow and car port on Land Adjoining Ty'n Derwen White Hart, Machen, Caerphilly	Seeking CIL details.

14/0024/FULL 13.01.14	Erect new residential development of four 6 bedroom dwellings with associated external works, parking and new garden areas, plus new access road and footpaths at Fwrrwm Ishta Inn 68 Commercial Road, Machen Caerphilly.	Subject to further discussion and consideration.
14/0025/OUT 13.01.14	Erect dwelling at 2-4 Coed Moelfa Road Abercarn Newport NP11 5LF	Awaiting information about impact on trees.
14/0030/RM 14.01.14	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale reserved under planning application 13/0219/NCC to construct three new dwellings on Land South Of Alma Cottages, Bedwas, Caerphilly	Awaiting amended plans with regard to levels.
14/0045/NCC 17.01.14	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale reserved under planning application 13/0219/NCC to construct three new dwellings on Land South Of Alma Cottages Bedwas Caerphilly	Awaiting sections.
14/0072/FULL 23.06.14	Carry out alterations and extension works at Pantglas Bach Cottage, Cefn-Onn Farm Lane, Rudry, Caerphilly.	Awaiting ecological survey.
14/0088/FULL 10.02.14	Erect extension to retail section of service station and relocate valetting and car wash facilities at St David's Service Station & Unit C Pengam Road Industrial Estate, Pengam Road, Pengam	Awaiting amended plans concerning highway matters.
14/0091/FULL 11.02.14	Erect a one bedroom agricultural dwelling to replace temporary caravan at Hill View Poultry, Caerllwyn Farm, Abertridwr Caerphilly	Awaiting additional information concerning viability.
14/0118/FULL 03.03.14	Erect temporary agricultural residential dwelling to facilitate new enterprise at Fferm Pont Carreg, Land Off Rhyd Y Gwern Lane, Machen, Caerphilly	Awaiting additional information about financial and functional justification.
14/0120/FULL 28.02.14	Erect ground floor and first floor extension to provide a first floor to the bungalow, change the use of 101 square metres of pasture land to create a driveway, remove and replant 15 metres of hedgerow and install photovoltaic roof panels at Brynteg, Pandy Lane Llanbradach, Caerphilly	Awaiting amended plans concerning highway matters.

14/0129/NCC 06.03.14	Erect single-storey garage with storage area on Land Opposite 8 Fields Park Terrace, Crosskeys, Newport	Awaiting amended plans concerning design.
14/0133/RET 07.03.14	Retain the allotment site with numerous allotment plots, parking provisions, storage sheds and boundary fencing at Graig-y-rhacca Community Allotments, Addison Way, Graig-y-rhacca, Caerphilly.	Awaiting details about extent of site.
14/0136/RET 10.03.14	Retain an air filtration unit and associated changes to car park including the relocation of a disabled parking space at PHS, Unit 14B, Greenway Bedwas House Industrial Estate, Bedwas, Caerphilly	Awaiting further details of equipment.
14/0169/RET 24.03.14	Retain garage at Knightwood St David's Avenue Woodfieldside Blackwood	Subject to further discussion and consideration.
14/0205/COU 02.04.14	Change the use to a five tent glamping site at Land At Cheywoone Machen Caerphilly	Subject to further discussion and consideration.
14/0216/FULL 07.04.14	Change the use from Goldmine Bar to form four dwellings at The Goldmine Bar And Grill Bridge Street Newbridge	Awaiting information from NRA.
14/0224/NOT 09.04.14	Demolish single-storey stone/block built building with corrugated sheet roof at Rhydri Primary School Machen Caerphilly	Awaiting method statement.
14/0227/COU 15.04.14	Change the use of vacant A1 shop to a beauty, hair and tanning salon to be 'sui generis' at 1 Ffrwd Terrace Llanbradach Caerphilly	Subject to discussion concerning parking.
14/0239/NCC 16.04.14	Vary condition 3 of 09/0688/OUT (Erect residential development) to extend the time period for the approval of reserved matters on Land At Albertina Road Treowen, Newport	Seeking CIL details.
14/0289/FULL 02.05.14	Redecorate the store frontage, install a new plant condenser, relocate existing AC condensers and install a new timber fence 1.8 metres in height at The Co-operative Food, 51-53 Church Street Bedwas, Caerphilly	Awaiting further information about the plant.
14/0299/RET 07.05.14	Proposed change of use from detached garage to two-bedroom dormer bungalow at Little Acre, 10 New Bryngwyn Road Newbridge, Newport.	Awaiting amended layout plans.

14/0310/FULL 09.05.14	Erect 2 two-bedroom semi-detached houses on Land Adjacent To 1 Pantycelyn Street , Ystrad Mynach Hengoed	Subject to further discussion concerning highways.
14/0328/FULL 19.05.14	Erect a detached six bedroom dwelling on Land Adjacent To Brook House Pandy-Mawr Road, Bedwas, Caerphilly	Seeking CIL details.
14/0333/FULL 20.05.14	Erect new dwelling at Plot 23 Old Brewery Lane, Rhymney, Tredegar	Seeking CIL details.
14/0334/COU 20.05.14	Change the use from police station to residential dwelling at 37 Maindee Road Cwmfelinfach, Newport	Seeking CIL details.
14/0342/FULL 29.05.14	Erect garage to rear at 22 Edmund Place, Pentwyn-Mawr, Newport, NP11 4HR	Awaiting correct certification.
14/0350/FULL 04.06.14	Demolish existing hospital building plus associated outbuildings and erect three two-storey terraced houses, two semi-detached houses and one dormer bungalow at Redwood Memorial Hospital, The Terrace, Rhymney, Tredegar, NP22 5LY	Awaiting amended plans regarding design of dwellings.
14/0351/CON 27.05.14	Demolish existing hospital building plus associated outbuildings at Redwood Memorial Hospital, The Terrace Rhymney, Tredegar	Subject to further discussion and consideration.
14/0359/RET 29.05.14	Retain summerhouse and use of land as domestic garden in association with West Lodge at West Lodge, Ruperra Castle Estate, Rudry, Caerphilly, NP10 8GG	Subject to further discussion and consideration.
14/0364/FULL 10.06.14	Erect a flight cage for the purpose of rehabilitating bats at 6 Heol-y-garth, Rudry, Caerphilly, CF83 3DQ	Awaiting views of Consultees.
14/0376/FULL 19.06.14	Erect new build property at Plot 9 The Meadows, Machen, Caerphilly.	Awaiting amendments concerning parking.
14/0383/RM 13.06.14	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in connection with the detached dwelling approved under planning application 13/0839/NCC at 271 Bedwas Road, Caerphilly, CF83 3BL	Awaiting views of Consultees on amended plans.
14/0387/FULL 19.06.14	Erect three houses at Craig Bach, Penrhiw Lane, Machen, Caerphilly.	Awaiting additional information.

14/0402/FULL 19.06.14	Erect detached dwelling with detached garage plus associated access and groundworks on Land Adjoining Touchwood, Pennar Lane, Pentwyn-mawr, Newport.	Carrying out additional neighbour consultation.
14/0411/OUT 23.06.14	Erect residential development and associated works on Land at Ton y Felin, Croespenmaen, Newport.	Awaiting information concerning noise.

**APPLICATIONS AWAITING COMPLETION OF A SECTION 106
AGREEMENT**

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Planning in discussions with developers over new terms; waiting to hear from Planning.
09/0243/OUT 31.03.09	Erect residential development and associated recreation space on Land At Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association.
11/0191/OUT 11.03.11	Demolish existing farmhouse and farm buildings and construct new two-storey residential units at Gelli Pystyll Farm, Elm Drive, Ty Sign, Risca.	Moving forward with S106 as we need to keep separate from covenant issue. Draft with Solicitors for comments.
12/0269/NCC 03.04.12	Vary Condition 2 of Planning Permission 08/0539/OUT (erect residential development and associated access) to provide a further three years for the submission of Reserved Matters at Land At Gellideg Industrial Estate, Gellideg Lane, Maesycwmmmer, Hengoed.	New instructions through. Sent new draft for comments internally and to Solicitors.
12/0371/FULL 15.05.12	Erect two detached three-bedroom houses on Land Adjacent to 88 Abernant Road, Markham, Blackwood.	Draft agreed; in discussions over Methodology Report.
13/0212/NCC 25.03.13	Vary Condition 11 of planning permission P/04/1500 to amend the internal layout at Glan Y Nant Draethen, Newport.	In discussions as to how best to proceed in light of CIL.
13/0253/FULL 16.04.13	Construct a second rural enterprise dwelling at Ty Canol Farm, Hendredenny, Caerphilly.	Documents in for sealing.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	Waiting advice from Ecologist. Told works have been undertaken. Planning said to hold file in abeyance while they investigate.

13/0511/OUT 08.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly	Sent engrossments. Didn't complete before CIL deadline; awaiting instruction from Planning.
13/0688/COU 24.09.13	Convert old stone barn/old coaching house into a four bedroom dwelling and integrated livery yard office at Cwm Farm, Caerphilly.	Agreement sent out. Chased.
13/0784/FULL 19.11.13	Demolish former primary school and develop site for 26 affordable residential units, access arrangements and associated works at Former Aberbargoed Primary School, Heol Ysgol Newydd, Aberbargoed.	Sent engrossments for signature. Missed CIL deadline; awaiting return of engrossments so new documents can be provided.
13/0805/NCC 12.11.13	Remove reference to the electricity substation in Condition 26 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) at Suflex Estate, Newport Road, Pontymister, Risca.	Solicitors now instructed; requested title evidence.
13/0810/OUT 19.12.13	Demolish and provide residential re-development together with associated vehicular and pedestrian accesses, car parking, landscaping, ancillary development and retain community garden at Former Blackwood Junior School, Pentwyn Road, Blackwood.	Drafts with other side.
13/0869/OUT 19.12.13	Erect housing development (6 no. 3 bedroom dwellings) at Former Newbridge Clinic, Ashfield Road Newbridge, Newport.	In discussion over content of Agreement.
13/0873/OUT 23.12.13	Erect housing development (eight dwellings) on Land At Park Road Newbridge, Newport.	Sent Solicitors letter; chased.
13/0875/COU 24.12.13	Convert barn into dwelling at Gwern-y-Domen, Gwern-y-Domen Farm Lane, Rudry.	Didn't complete by CIL deadline; closing S106 file.
14/0232/FULL 15.04.14	Erect detached house and garage at Land Adjacent To 88 Abernant Road, Markham, Blackwood.	Sent Solicitors letter; chased.

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
14/0007/REF 12/0437/FULL	Mr & Mrs L T Hogg Llwyncelyn Draethen Caerphilly NP10 8GB	Demolish detached garage and construct single dwelling and external works at Llwyncelyn, Draethen Caerphilly	09.04.14
14/0008/REF 14/0229/FULL	Mr G Morgan 52 Bedwellty Road Cefn Fforest Blackwood NP12 3HF	Erect two-storey side extension, single-storey rear extension, convert garage to kitchen and build over garage to extend existing bedroom at 52 Bedwellty Road, Aberbargoed, Bargoed	24.07.14

APPEALS DECIDED

There have been no Appeals determined since the last Planning Committee

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