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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 December 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 December, 2014** at **5.00 pm** to consider the matters contained in the following agenda.

Yours faithfully,

A handwritten signature in blue 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 Minutes - 5th November 2014.
- 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. 14/0422/NCC - Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY.

6 Site Visit Code No. 14/0681/FULL - 37 Pen-y-Waun Road, Trinant, Newport, NP11 3JR

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

7 Preface Item Code No. 13/0784/FULL - Former Aberbargoed Primary School, Heol Ysgol Newydd, Aberbargoed, Bargoed.

8 Preface Item Code No. 14/0614/ADV - Former Nelson Police Station, Dynevor Terrace, Nelson, Treharris.

9 Code No. 14/0600/LA - Land To The Rear Of Gelligaer Community Centre, Aneurin Bevan Avenue, Gelligaer, Hengoed, CF82 8ES.

10 Code No. 14/0605/FULL -17 Penmaen Corner, Oakdale, Blackwood, NP12 0NN.

11 Code No. 14/0701/RET - 23 Chepstow Close, Cefn Fforest, Blackwood, NP12 1GP.

12 Code No. 14/0702/LA -Hafod Deg Day Centre, High Street, Rhymney, Tredegar, NP22 5LP.

13 Code No. 14/0754/NCC - Former Nelson Police Station, Dynevor Terrace, Nelson, Treharris, CF46 6PD.

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

14 Code No. 13/0534/RET -The Meadows, Gypsy Lane, Groeswen, Cardiff, CF15 7UN.

15 Code No. 14/0440/FULL - Land Adjacent To Pontypandy Lane, Caerphilly.

16 Code No. 14/0654/COU - 42 Cardiff Road, Caerphilly, CF83 1JQ.

To receive and note the following information items: -

17 Applications determined by delegated powers.

18 Applications which are out of time/not dealt with within 8 weeks of date of registration.

19 Applications awaiting completion of a Section 106 Agreement.

20 Appeals outstanding and decided.

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 ON WEDNESDAY, 5TH NOVEMBER 2014 AT 5.00 PM

PRESENT:

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

Councillors:

M. Adams, D. Bolter, H.R. Davies, Mrs J. Gale, L. Gardiner, N. George, R. Gough, A. Lewis, K. Lloyd, Mrs E. Stenner, J. Taylor and Mrs J. Summers

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Senior Planner), G. Lewis (Team Leader), P. Den-Brinker (Team Leader), T. Pearce (Area Senior Planning Officer), R. Amundson (Principal Planner), M. Noakes (Senior Engineer), C. Davies (Senior Environmental Health Officer - Pollution), G. Mumford (District Environmental Health Officer), C. Evans (Committee Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Mrs E.M. Aldworth, J. Bevan, J.E. Fussell, A.G. Higgs, Mrs G.D. Oliver and D. Rees.

2. DECLARATIONS OF INTEREST

Declarations of interest were received from Councillor Keith Lloyd in respect of Code No. 14/0681/FULL – Erect Single Storey extensions to the front and rear of property 37 Pen-Y-Waun Road, Trinant and Councillor John Taylor in respect of Code No. 11/0594/OUT – Land Adjacent to Groeswen Farm, Groeswen Road, Groeswen, Cardiff. Details are minuted with the respective items.

3. MINUTES - 8TH OCTOBER 2014

RESOLVED that the minutes of the Planning Committee held on the 8th October 2014 (minute nos. 1 - 24) 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. Code No. 14/0422/NCC Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.

A further site visit request was received in relation to application 14/0681/FULL 37 Pen-Y-Waun Road, Trinant.

It was proposed and seconded that the application be deferred for a site visit based on the detrimental impact of the proposed development on residential amenity. By a show of hands, this was unanimously agreed.

5. SITE VISIT CODE NO. 14/0070/FULL - ST DAVID'S SERVICE STATION AND UNIT 9 PENGAM ROAD INDUSTRIAL ESTATE, PENGAM, NP12 3QY

Mr Ashton spoke in objection to the application and Mr Capel the applicant 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. By a show of hands this was agreed by the majority present.

RESOLVED that:-

- (i) the site visit report be noted.
- (ii) appropriate Community Infrastructure Levy Information be secured from the applicant following which, and subject to the conditions contained in the Officer's report, this application be granted.
- (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.
- (iv) the applicant be advised of the comments of Transportation Engineering Manager, Dwr Cymru/Welsh Water, The Coal Authority and Senior Engineer (Land Drainage).

6. SITE VISIT CODE NO. 14/0152/FULL - 14 BRYNHEULOG ROAD, NEWBRIDGE, NP11 4RG

It was noted that this application had been deferred to the next meeting.

7. SITE VISIT - CODE NO. 14/0364/FULL - ERECT A FLIGHT CAGE FOR THE PURPOSE OF REHABILITATING BATS, 6 HEOL-Y-GARTH, RUDRY, CAERPHILLY, CF83 3DQ

Councillor Mrs B. Jones spoke in objection to the application (on behalf of local residents). Mrs E Dixon, the applicant, 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. 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 in the Officer's report this application be granted.
- (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: SP6, CW2 and CW3.

8. SITE VISIT - CODE NO. 14/0411/OUT - ERECT RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS, LAND AT TON Y FELIN, CROESPENMAEN, NEWPORT

Mrs M.P. Jenkins spoke in objection to the application and Mr R. Williams, 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. 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 to allow the applicant to enter into a Section 106 Agreement.
- (iii) on completion of the Section 106 Agreement and subject to conditions contained in the Officer's report, an amendment to Condition 25 and the following additional conditions, this application be granted.

Amended Condition

Condition 25

The reserved matters layout shall include a suitably sized area of POS to serve the proposed development in accordance with Policy CW10 of the Adopted Local Development Plan.

Additional Conditions

Condition 27

There shall be no residential development in the area of the village green as indicated on the sketch layout 1395 sk04 (May 14).

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 28

Prior to the commencement of the development hereby approved details shall be submitted to and agreed in writing by the Local Planning Authority for a solid acoustic barrier and bund, which removes the line of sight to all habitable rooms at the dwellings on the northern side of the development hereby approved. The bund and barrier shall be completed prior to the first occupation of any of those dwellings, and in accordance with the agreed details.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 29

There shall be no habitable rooms within the roof space of any residential properties on the northern side of the development hereby approved, and 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 alterations shall be carried out to those dwellings that would allow the provision of rooms in their roofs.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 30

Prior to the commencement of the development hereby approved, details shall be submitted to, and agreed in writing with the Local Planning Authority, of upgraded acoustic glazing and suitable acoustically treated trickle ventilation which is capable of achieving a 33 dB(A) reduction in all habitable rooms on the development hereby approved. The agreed glazing and trickle ventilation shall be installed in each dwelling prior to its occupation.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 31

Prior to commencement of the development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority, of a secondary glazing system to be installed in all bedrooms on the development that are in the zone covered by plots 1, 2, 27, 28, 29, 30, 31, 32, 33, and 34 indicated on the sketch layout 1395 sk04 (May 14). This glazing must be capable of achieving a 45dB(A) reduction. The agreed secondary glazing shall be installed in each dwelling prior to its occupation

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 32

Prior to the commencement of the development hereby approved, details shall be submitted to and agreed in writing for a solid continuous acoustic fence to protect the domestic gardens from road traffic noise in the zone covered by plots 4, 5, 6, 7, 8, 18, 19, 20 and 21 indicated on the sketch layout 1395 sk04 (May 14) adjacent to Parkway Road and the A4251. The agreed screening shall be erected on the boundary of each dwelling prior to its first occupation.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

- (iv) 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 attached to this consent: CW2, CW3, CW4, CW6 and CW10.

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

9. CODE NO. 13/0793/OUT ERECT TWO DETACHED DWELLINGS - LAND ADJACENT TO 23 KINGSWOOD CLOSE, HENGOED

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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, CW3, CW4.
- (iii) the applicant be advised of the comments of Senior Engineer (Land Drainage) Dwr Cymru/Welsh Water and Senior Arboricultural Officer (Trees).

10. CODE NO. 14/0310/FULL - ERECT 2 TWO-BEDROOM SEMI-DETACHED HOUSES, LAND ADJACENT TO 1 PANTYCELYN STREET, YSTRAD MYNACH, HENGOED

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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.
- (iii) the applicant be advised of the comments of Network Rail, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Transportation Engineering Manager.

11. CODE NO. 14/0512/FULL - INSTALL GROUND MOUNTED PHOTO VOLTAIC SOLAR ARRAYS TO PROVIDE CIRCA 8.5MW GENERATION CAPACITY TOGETHER WITH POWER INVERTER SYSTEMS, TRANSFORMER STATIONS, INTERNAL ACCESS TRACKS, LANDSCAPING, DEER FENCING AND ASSOCIATED ACCESS GATE, PENRHIWARWYDD FARM, MYNYDDISLWYN MOUNTAIN ROAD, MYNYDDISLWYN, NEWPORT, NP11 7BB

Mr Cox, the applicant's agent spoke in support of the application. The objectors had declined the offer to speak.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. By a show of hands this was agreed by the majority present. Councillor Bolter wished it recorded that he had not taken

part in the vote as he had not been present for the whole of the debate for this application.

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

Condition 17

Notwithstanding the submitted plans no works shall commence on site until after details of highway improvements to Mynyddislwyn Mountain Road have been submitted to and approved in writing by the Local Planning Authority. The improvements required are by way of the provision of two temporary passing bays positioned at suitable locations along the lane, which shall be provided prior to any deliveries first commencing.

Reason

In the interest of highway safety.

12. CODE NO. 14/0565/FULL - EXTEND CURTILAGE AND ERECT A SINGLE-STOREY EXTENSION TO SIDE OF PROPERTY, 2 HAZELWOOD ROAD, PANTSIDE, NEWPORT, NP11 5DP

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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 policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW2.
- (iii) the applicant be advised that Caerphilly County Borough Council's permission as landowner will be required if the development or its construction involves encroachment on land owned by the Council.

13. CODE NO. 14/0607/FULL - ERECT TWO DETACHED HOUSES, ACCESS ROAD AND TURNING HEAD, LAND ADJACENT TO 24 THE GLADE, WYLLIE, BLACKWOOD

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Head of Public Protection, Transportation Engineering Manager and Senior Engineer (Land Drainage).

- 14. CODE NO. 14/0614/ADV - ERECT 1 NO. INTERNALLY ILLUMINATED FASCIA TEXT SIGN WITH NON-ILLUMINATED WHITE UNDERLINE, 1 NO. INTERNALLY ILLUMINATED FASCIA TILE LOGO SIGNS AND 1 NO. INTERNALLY ILLUMINATED PROJECTING SIGN GWENT CONSTABULARY, NELSON POLICE STATION, DYNEVOR TERRACE, TREHARRIS, CF46 6PD**

Ms J. Wren spoke in objection to the application as did Councillor Mrs A. Blackman. The applicant had declined the offer to speak.

Following consideration, it was moved and seconded that this application be deferred for further discussions with the applicant. By a show of hands this was unanimously agreed.

RESOLVED that this application be deferred for further discussion with the applicant.

- 15. CODE NO. 14/0615/FULL - ERECT SINGLE-STOREY EXTENSION TO SIDE OF PROPERTY 22-24 TAMAR CLOSE, PONTLLANFRAITH, BLACKWOOD, NP12 2FU**

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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 policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: Policy CW2.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

- 16. CODE NO. 14/0681/FULL - ERECT SINGLE-STOREY EXTENSIONS TO THE FRONT AND REAR OF THE PROPERTY 37 PEN-Y-WAUN ROAD, TRINANT, NEWPORT, NP11 3JR**

Councillor Keith Lloyd declared an interest in that the objector is known to him but, as the application had been deferred without discussion, there was no requirement for him to leave the Chamber.

Having regard to the effects on residential amenity, it was moved and seconded that this application be deferred for a site visit. By a show of hands this was unanimously agreed.

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

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

17. CODE NO. 11/0594/OUT - ERECT RESIDENTIAL DEVELOPMENT, LAND ADJ TO GROESWEN FARM, GROESWEN ROAD, GROESWEN, CARDIFF, CF15 7UT

Councillor John Taylor declared an interest (as the applicant is known to him) and left the Chamber when the application was being discussed.

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

RESOLVED that for the reasons contained in the Officer's report this application be refused.

18. CODE NO. 12/0735/RM - SEEK APPROVAL OF THE RESERVED MATTERS REGARDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE APPROVED UNDER PLANNING APPLICATION 08/1210/OUT (ERECT EIGHT DWELLINGS), SITE OF FORMER ALL SAINTS CHURCH, PENCERRIG STREET, LLANBRADACH

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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 on the comments of Transportation Engineering Manager, Head of Public Protection, Senior Engineer (Land Drainage) and Dwr Cymru/ Welsh Water.

19. CODE NO. 14/0422/NCC - VARY CONDITION 6 OF PLANNING PERMISSION P/04/1912 TO EXTEND THE HOURS OF OPERATION ON SATURDAYS UNTIL 16:00 AND ON BANK HOLIDAYS FROM 07.30 TO 13.00, GELLIARGWELT UCHAF FARM, GELLIGAER ROAD GELLIGAER, HENGOED, CF82 8FY

Having regard to the effects on residential amenity, it was moved and seconded that this application be deferred for a site visit. By a show of hands this was unanimously agreed.

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

20. CODE NO. 14/0582/FULL - RELOCATE EXISTING INERT RECYCLING OPERATION TO NEW LOCATION WITHIN THE CONFINES OF MACHEN QUARRY, HANSON AGGREGATES, MACHEN QUARRY, COMMERCIAL ROAD, MACHEN, CAERPHILLY, CF83 8YP

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. 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.

21. WELSH GOVERNMENT CONSULTATION ON POSITIVE PLANNING

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

RESOLVED that the response to the questions set out in the consultation as detailed in the report be approved and submitted accordingly.

22. 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 and Appeal Decisions;

The meeting closed at 7.27 p.m.

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

CHAIR

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PLANNING COMMITTEE – 10TH DECEMBER 2014

SUBJECT: SITE VISIT - CODE NO.14/0422/NCC - VARY CONDITION 6 OF PLANNING PERMISSION P/04/1912 TO EXTEND THE HOURS OF OPERATION ON SATURDAY UNTIL 16:00 AND ON BANK HOLIDAYS FROM 07:30 TO 13:00, GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY.

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

PRESENT:

Councillor D.G. Carter – Chair

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

1. Apologies for absence were received from Councillors J. Bevan, L. Gardiner, Mrs G. Oliver and R. Gough
2. The Planning Committee deferred consideration of this application on 5th November 2014 for a site visit. Members and Officers met on site on Wednesday, 19th November 2014.
3. Details of the application to vary condition 6 of planning permission P/04/1912/ to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 7:30 to 13:00, Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application site is an in-vessel composting facility which seeks to extend its hours of operation with regard to its food waste deliveries. The existing hours of operation were confirmed as 07:30 to 18:00 hours Monday to Friday and 07:30 to 13:00 hours Saturday with no operations on Sunday, Bank or Public Holidays except in exceptional circumstances with prior written agreement. The revised operation hours would be extended on Saturday from 07:30 to 16:00 hours and 07:30 to 13:00 hours on Bank Holidays. Officers confirmed that no operations would take place on Sundays. It was noted that the application had been made in response to the change in local authorities waste collections schedules which now included Bank Holidays and weekends. Members were advised that permit restrictions prohibited local authorities from storing the waste materials on its collection lorries.
6. Members queried the distance from the site to the nearest residential homes and the boundary of the site was confirmed. Members raised concerns in relation to the level of noise generated by the different operations on site and the effect additional hours of operation could have on these neighbouring residences. The proximity of the site to Gelligaer School and nearest dwellings was noted. Concerns were also raised that the increased hours of operation could be used for purposes other than food waste deliveries, particularly given the

diverse uses of the site and clarification was sought as to what interventions could be applied should this occur. The Officer confirmed that should complaints be received that deliveries other than food waste were being received during the extended hours of operation they would be fully investigated, the site operations monitored and appropriate action taken.

7. Officers confirmed that following advertisement to 67 neighbouring properties and a site notice being posted, no letters of objection had been received.
8. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted.
9. A copy of the report submitted to the Planning Committee on 5th November 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	C. Davies	Senior Environmental Health Officer
	R. Barrett	Committee Services Officer
	J. Rogers	Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 5th November 2014

Appendix 1

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0422/NCC 24.07.2014	Mr A Price C/o Barton Willmore Mr M Roberts Greyfriars House Greyfriars Road Cardiff CF10 3AL	Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00 Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Development without complying with conditions

SITE AND DEVELOPMENT

Location: The application site is an in-vessel composting facility at Gelliargwellt Uchaf Farm, Gelligaer. The farm is a dairy farm with land between Trelewis, Gelligaer and Nelson but waste management facilities have also been developed, including a materials recovery facility (MRF) and waste transfer station (WTS), open windrow composting as well as the in-vessel composting facility (IVF). A small quarry has also been developed with permission for restoration by infilling with inert waste, and permission exists for an anaerobic digestion (AD) facility which has yet to be built.

Site description: The site lies to the north west of the farm buildings on a flat platform adjacent to the MRF. The land rises to the east of the building and falls to the west. A wooded valley lies to the south, separating the IVC facility site from the MRF site, which lies on higher, made ground to the south.

The IVC facility has a dedicated access running alongside the farm access. The process takes place within a large steel framed building. Food waste and green waste are delivered to the site and deposited in the reception area within the building, from where it is loaded into one of 6 clamps. The compost is left to mature within the clamps and is eventually used as a soil improver on the farm or is blended with recycled soils from the MRF. The compost product has Publicly Available Specification (PAS100) accreditation.

Development: This is an application under section 73 of the 1990 Act to vary a condition attached to a planning permission for an in vessel composting operation at the above location. Condition 6 of permission reference P/04/1912 states:

Cont

Application No. 14/0422/NCC Continued

"Operations authorised by this permission, including vehicles entering or leaving the site shall take place solely between the hours of:- 0730 to 1800 hours Monday to Friday and 0730 to 1300 hours Saturday.

No operations shall take place on Sunday, Bank or Public Holidays except in exceptional circumstances with the prior written agreement of the Local Planning Authority."

The application seeks to amend the hours of operation to allow food waste to be delivered to the facility on Saturday afternoons and bank holidays in addition to the permitted hours. The applicant states that municipal food waste collections are now taking place on Saturdays and bank holidays. Food waste is delivered to the site from municipal collections and cannot be stored in the refuse collection vehicles (RCVs) as it would breach the licence requirements and because it needs to be stored in a controlled environment.

The applicant seeks to substitute the following condition:-

"Operations authorised by this permission, including vehicles entering or leaving the site, shall take place solely between the hours of:- 0730 to 1800 hours Monday to Friday, 0730 to 1600 hours Saturday and 0730 to 1300 hours on Bank Holidays.

No operations shall take place on Sunday, except in exceptional circumstances with the prior written agreement of the Local Planning Authority."

PLANNING HISTORY

5/5/95/0362 - Improve agricultural land by means of landfilling of inert waste - Granted 19.10.1995.

5/5/96/0044 - Amend condition (e) of planning consent 5/5/95/0362 - Granted 19.03.1996.

P/97/1033 - Improve agricultural land by means of landscaping inert waste - Granted 27.02.1998.

P/99/0549 - Amend operations at and extend area of transfer station - Granted 23.09.1999.

P/00/0383 - Develop green composting facility - Granted 05.10.2000.

Cont...

Application No. 14/0422/NCC Continued

P/01/0234 - Continue use of land as and extension to transfer station - Granted 02.08.2001.

P/00/0771 - Develop horse riding facility on land that is principally reclaimed landfill - Granted 28.02.2002.

P/03/1555 - Amend Condition (1) of planning permission P/00/0383 from 5 years to 25 years for the green composting facility - Granted 04.03.2004.

P/03/1567 - Develop in-vessel composting facility incl. a waste reception building, closed vessels, open window area and drainage controls and access - Granted 30.04.2004.

P/04/1256 - Retain picking belt to improve recycling - Granted 07.10.2004.

P/04/1912 - Develop an invessel composting facility, including waste reception building and closed vessel canopy, open wind row areas, drainage controls and access - Granted 11.03.2005.

P/05/1038 - Vary conditions 4, 8 and 16 of planning consent P/01/0234 - Granted 06.10.2005.

P/05/1103 - Vary Condition (4) opening hours, Condition (3) operation of shredder and Condition (5) height of wind rows on Planning Application P/03/1555 - Granted 13.10.2005.

08/0675/NCC - Delete Condition 16 of planning permission ref. P/01/0234 to operate waste transfer station on a permanent basis - Refused 24.04.2009.

09/0228/NCC - Delete Condition 16 and amend Condition 15 of previous consent 07/0063/NCC in respect of hours to receive waste, hours of operation and type of materials to be received - Granted 25.03.2010.

09/0968/FULL - Erect building to incorporate anaerobic digestion facility with associated engineering and landscaping works - Withdrawn 02.11.2010.

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

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

Cont...

Application No. 14/0422/NCC Continued

11/0226/FULL - Provide permanent operation of materials recycling facility and erection of new building - Refused 08.12.2011.

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

12/0570/FULL - Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works - Granted 08.08.2013.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within a special landscape area, and a coal and a sandstone safeguarding zone.

Policies: CW2 Amenity, NH1.2 SLA, MN 2.6 Coal Safeguarding, CW4 Natural Heritage, CW22 Locational Constraints Minerals, CW3 Highways.

NATIONAL POLICY Towards Zero Waste - One Wales One Planet 2012, Planning Policy Wales (2014), TAN 21 Waste.

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 site is within a referral area but the proposal is not for built development and no coal mining risk assessment is required.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Gelligaer Community Council - No comment.

Cont...

Application No. 14/0422/NCC Continued

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a site notice and letters to 67 local addresses.

Response: None received.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. The application relates to a variation of condition on an existing consent.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: National planning policy is generally supportive of proposals for more sustainable waste management subject to consideration of the impacts on amenity, landscape, traffic and ecology. The proposal relates to an existing facility which recycles food waste to give an accredited fertiliser for use on the host farm and for sale. It is, therefore, consistent with the principle of moving waste up the waste hierarchy and reducing the amount of waste sent to landfill. The proposal does not seek to increase the throughput at the facility so it would not provide additional waste management capacity but it would overcome an obstacle to the management of the existing facility that could not have been foreseen when permission was granted in 2005.

The proposal does not involve any additional built development and, therefore, does not conflict with these policies MN 2.6 Coal Safeguarding, CW4 Natural Heritage, CW22 Locational constraints Minerals, NH1.2 SLA.

It is not intended to increase the throughput of the IVC facility and the Council's Transportation Engineering Manager has raised no objection.

Cont...

Application No. 14/0422/NCC Continued

Policy CW2 (Amenity) requires that development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

- A. There is no unacceptable impact on the amenity of adjacent properties or land;
- B. The proposal will not result in overdevelopment of the site and / or its surroundings;
- C. The proposed use is compatible with surrounding land uses and would not constrain the development of neighbouring sites for their identified land use;
- D. Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

The main issue in this case is whether the extended hours would have an adverse impact on the amenity of local residents. Permission was granted in 2013 for an anaerobic digestion facility (ADF) on land adjoining the IVCF. The permitted hours for the ADF do not include delivery and export of waste on Saturday afternoons or Bank/ Public holidays. At the same time permission was granted for a materials recycling facility (MRF) to the south of the application site. Deliveries of waste to the MRF from civic amenity sites only was allowed on Saturday afternoons, Sundays and Bank Holidays. The justification for this was that the civic amenity sites were most used at weekends and bank holidays and, therefore, the ability to empty the containers at those times supported sustainable waste management objectives by allowing people to recycle more. The hours were in line with earlier temporary permissions for the MRF.

Although no objections have been received to this application specifically, local residents have raised concern on a number of occasions about odour at the IVCF. This has been addressed through a number of measures and a liaison committee has been established to facilitate discussion of the issues. At the inquiry into the refusal of permission for the ADF the applicant stated that the company intended to receive "pure" food waste to the ADF and for the IVCF to deal with a greater proportion of green waste. However, the ADF has not yet been built. The proposal would not change the type or the amount of material received at the site in accordance with the existing permission. The air quality impact assessment carried out for the ADF application and appeal, which took account of the IVCF, has been reviewed by the authors, who concluded that the extension of hours would not result in changes that would adversely affect residential amenity.

Cont...

Application No. 14/0422/NCC Continued

The model used in the air quality assessment assumed continuous steady state emissions over a 24 hour day, 365 days a year. The predicted odour impacts, would not, therefore, be affected by the changes to waste reception. Head of Public Protection has considered the supplementary report and has not raised any objection.

A number of complaints have previously been received about traffic movements to and from the site, particularly at weekends and holidays. The additional hours proposed for delivery of food waste include three hours on Saturday afternoons throughout the year, and 5.5 hours on a maximum of eight bank holidays. The applicant estimates that there would be 14 HGV trips (28 vehicle movements) on a typical Bank Holiday, and no more than 2 trips (4 movements) per hour. The site has direct access to the main highway network and the proposal would not increase the number of permitted vehicle movements, although it would increase the spread of vehicle movements across the week, which may have implications for the amenity of residents on the routes to the site. A transport statement has been prepared on behalf of the applicant which considers the impact of the proposed additional hours. The report concludes that in highway capacity terms there would be no material impact on highway operation or safety either for Saturday afternoons or Bank Holidays. The council's Transportation Engineering Manager has raised no objection.

In terms of noise generation, deliveries, shredding of waste and loading of the vessels take place within the building. The main source of noise is from the vehicles entering and leaving the site and travelling on the public highway. However, the vehicles associated with the proposal would form only a very small proportion of the vehicles on the road and the property most affected by additional highway noise is in the ownership of the company. An environmental noise assessment carried out by the applicant identified four noise sensitive properties, Top Hill Farm, Green Acres, Claerwen estate and Llancaiach Isaf Farm. Ambient noise levels were monitored on a Sunday and compared with the predicted increase as a result of the proposal which was generated from traffic flow data for Gelligaer Road and noisemap modelling. The impact was found to be negligible. The decibel increase on Gelligaer Road from an hourly increase of 4 HGV movements was found to be a maximum of 0.1.

Comments from Consultees: No objections or comments have been received.

Comments from public: No objections or comments have been received.

Other material considerations: None.

Cont...

Application No. 14/0422/NCC Continued

Conclusion

The proposed variation to the hours for delivery of food waste would facilitate the treatment and recycling of food waste locally in accordance with national policy guidance. Information has been provided on the likely impact of the proposed development on noise, traffic, and odour and no objection has been received in response to consultation.

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) Nothing other than botanical, catering and kitchen wastes shall be deposited and treated at the site for use in the composting process hereby approved.

REASON: To define the extent of this consent and because other waste types may raise environmental and amenity issues that would require fresh consideration.

- 03) Operations authorised by this permission, including vehicles entering or leaving the site, shall be restricted to the following periods:

07.30 to 18.00 Monday to Friday

07.30 to 13.00 Saturday

No operations shall take place on Sundays or Bank Holidays or Public Holidays other than as indicated below:

The site may be open for the receipt of waste from local authority food waste collections between the following hours:

07.30 to 18.00 Monday to Friday

07.30 to 16.00 Saturday and

07.30 to 13.00 on Bank Holidays or Public Holidays

REASON: To protect the amenity interests of local residents.

Cont...

Application No. 14/0422/NCC Continued

- 04) No waste shall be stored or shredded outside the reception building and the vessels and waste shall not be stored within the reception building for longer than 24 hours. Any waste materials not suitable for the composting process shall be stored in a designated covered container prior to being removed from the site.
REASON: To protect the amenity interests of local residents.
- 05) Commercial vehicles shall not enter the public highway unless their wheels and chassis have been cleaned to prevent material being deposited on the highway.
REASON: In the interests of amenity and highway safety.
- 06) The landscaping scheme approved in accordance with condition 12 of consent reference P/04/1912 shall be maintained for the duration of the development.
REASON: In the interests of visual amenity.
- 07) The development shall be carried out in accordance with the approved noise monitoring scheme. Between the hours of 07.00 and 19.00 the noise levels arising from the development shall not exceed 55 dB (LAeq) (1 hour) freefield at any noise sensitive property.
REASON: To protect the amenity interests of local residents.
- 08) Between the hours of 19.00 and 07.00 the noise levels arising from the development shall not exceed 42 dB (LAeq) (1 hour) freefield at any noise sensitive property.
REASON: To protect the amenity interests of local residents.
- 09) The development shall be carried out at all times in accordance with the approved dust suppression scheme.
REASON: To protect the amenity interests of local residents.
- 10) Any facilities for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10% or, in the case of multiple tanks, the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.
REASON: To protect the amenity of local residents.

Cont...

Application No. 14/0422/NCC Continued

- 11) Within three months of the permanent cessation of composting operations a scheme detailing measures to be taken to restore the site to agricultural use shall be submitted for the approval of the Local Planning Authority. The scheme shall be implemented in full within twelve months of its approval.

REASON: To ensure the satisfactory restoration of the site once operations are completed.

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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PLANNING COMMITTEE - 10TH DECEMBER 2014

SUBJECT: SITE VISIT - CODE NO. 14/0681/FULL - ERECT SINGLE-STOREY EXTENSIONS TO THE FRONT AND REAR OF THE PROPERTY, 37 PEN-Y-WAUN ROAD, TRINANT, NEWPORT, NP11 3JR

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

PRESENT:

Councillor D.G. Carter - Chair

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

1. Apologies for absence were received from Councillors J. Bevan, W. David and Mrs G. Oliver. Having previously declared an interest as the applicant is know to him, Councillor K. Lloyd did not attend the site visit.
3. The Planning Committee deferred consideration of this application on 5th November 2014 for a site visit. Members and Officers met on site on Wednesday, 19th November 2014.
4. Details of the application to erect a single-storey extension to the front and rear of the property at 37 Pen-y-Waun Road, Trinant, Newport, NP11 3JR were noted. Those present viewed both the front and back of the property and examined the plans submitted with the application to fully appreciate the proposals.
5. Officers confirmed that following advertisement to 8 neighbouring properties no responses had been received at the time the Officer's report was prepared and presented on 5th November 2014. However, in that the consultation period did not expire until 11th November 2014, a letter of objection has subsequently been received expressing concerns that the extension to the front of the property may encroach on the boundary of the neighboring property and affect its current parking provision.
6. In view of the foregoing, Members noted that the proposed front extension would be next to the attached neighbour's living room window. However at a 1.9m depth Officers felt that this would not significantly impact on that window and it was confirmed that the line of the proposed extension appeared to be within the boundary of the applicants property. In relation to the rear extension, it was noted to be a sufficient distance away from the neighbouring property so that there would be no adverse impact on their amenity. In terms of the kitchen extension window that faces onto the adjoining property the Officer confirmed that for privacy reasons obscure glass would be used.
7. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and an objector, the application is considered to be acceptable and Officers recommended that permission be granted.

8. A copy of the report submitted to the Planning Committee on 5th November 2014 is attached. Members are now invited to determine the application.

Author:	H. Morgan	Senior Committee Services Officer
Consultees:	T. Stephens	Development Control Manager
	J. Rogers	Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 5th November 2014

Appendix 1

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0681/FULL 15.10.2014	Mr & Mrs Williams 37 Pen-Y-Waun Road Trinant Newport NP11 3JR	Erect single-storey extensions to the front and rear of the property 37 Pen-Y-Waun Road Trinant Newport NP11 3JR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: This house is on the west side of Pen-Y-Waun Road, close to its junction with Prince Andrew Road.

House type: This is a semi-detached house finished in brick and concrete tile, with a garden to the front and rear.

Development: It is proposed to erect a single-storey front extension to provide a lounge and hall extension. It is also proposed to erect a single-storey rear extension to provide a kitchen, bedroom and en suite. This application is reported to Planning Committee because the agent is related to an officer of the Council.

Dimensions: The front extension would be 5.9m wide, 1.9m deep, with a mono-pitch roof a maximum of 3.2m in height. The rear extension would be 5.9m wide and 4.1m deep, with a pitched roof 3.7m high at its apex.

Materials: Both extensions would be finished in brickwork and concrete tile.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement limits.

Cont...

Application No. 14/0681/FULL Continued

Policies: Policy CW2 (Amenity) and the advice contained in LDP7 Householder Development.

NATIONAL POLICY Planning Policy Wales (2014) and TAN 12 (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? This is a householder development and this matter will be addressed through the Building Control process.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: Eight neighbouring properties have been consulted.

Response: None at the time of report preparation. The consultation period expires on 11 November.

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...

ANALYSIS

The adopted guidance in LDP7 Householder Development states the following:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4m, whilst two-storey extensions in the same circumstances should be no longer than 2 metres."

"A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room."

"Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

The proposed front extension will be next to the attached neighbour's living room window, but at 1.9m in depth it will not have a significant impact on that window. Also, the front garden is relatively long, a minimum of 10m, the building line in the street is stepped, and so the extension will not have an adverse impact on the street scene.

The rear extension at 4.1m in length will be slightly deeper than set out in the guidance above, but that will not have a significant adverse impact on the neighbour's rear windows. The adjoining properties to the south are a sufficient distance from the proposal for there not be an adverse impact on their amenity even though they are at a lower level, but a kitchen window that faces them should be obscure glazed, which can be secured by condition.

The recommendation is approval, but the decision notice should not be released until the neighbour consultation period has expired. The application has been reported to Committee in advance of that period finishing to ensure that it is determined within the statutory period of eight weeks.

Comments from consultees: None.

Comments from public: None at the time of report preparation.

Other material considerations: None.

Cont...

Application No. 14/0681/FULL Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The 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.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing number 2 received by the Local Planning Authority on 15 October 2014 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the 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 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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PREFACE ITEM

APPLICATION NO. 13/0784/FULL

APPLICANT(S) NAME: United Welsh Housing Association

PROPOSAL: Demolish former primary school and develop site for 26 affordable residential units, access arrangements and associated works

LOCATION: Former Aberbargoed Primary School Heol Ysgol
Newydd Aberbargoed Bargoed

Demolish former primary school and develop site for 26 affordable residential units, access arrangements and associated works.

This application was presented to the Planning Committee held on the 12th February 2014. A copy of the planning report is attached for information. At that Committee, Members agreed with the officers recommendation that the applicant enters into a Section 106 Agreement under the Town and Country Planning Act to pay a commuted sum of £38,080 in respect of education facilities, £10,000 in respect of highway improvements and £850 per unit to support offsite children's play facilities and sport provision and that following the completion of the Agreement Officers be authorised to grant planning permission subject to the following conditions:-

- 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 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. 13/0784/FULL Continued

- 03) 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.
- 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) 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.
- 06) Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting photographs should be deposited with the Adopted Caerphilly Historic Environment Record, operated by the Glamorgan-Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea, SA1 6EL. Tel. 01792655208).
REASON: As the building is of historic and cultural significance the specified records are required to mitigate the impact of the development.

Cont....

Application No. 13/0784/FULL Continued

- 07) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 08) The development hereby approved relates to the details received on 20.1.14, drwg 002 rev. B, 003 rev. B and 001 rev. A by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 09) Prior to the commencement of demolition works associated with the development hereby approved, a method statement for demolition of the school that minimises disturbance to nesting birds and, as a precautionary measure to potentially roosting bats, including timing of work, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved method statement.
REASON: To ensure proper measures are taken to safeguard protected species, in the interests of biodiversity.
- 10) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

Cont...

Application No. 13/0784/FULL Continued

- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new buildings along the western edge of the development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats 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).
- 12) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nests for House Sparrow, House Martin and Swift shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To ensure that proper measures are taken to safeguard the habitat of priority species, in the interests of biodiversity.
- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 14) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work an 'Interim Certificate' carried out in relation to each dwelling by an accredited body, certifying that each dwelling shall achieve Code for Sustainable Homes (Version 3) Level 3 and one credit under 'Ene1 - Dwelling Emission Rate', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Cont....

Application No. 13/0784/FULL Continued

- 15) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 16) Notwithstanding the approved plans before beneficial occupation 42 off-street parking spaces shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 17) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 18) Prior to the commencement of work on site, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options.
- 19) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 25 metres for both junctions. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.

Cont....

Application No. 13/0784/FULL Continued

To date the Section 106 Agreement has not been signed and with the introduction of the Community Infrastructure Levy (CIL) in July 2014, the developer is no longer liable for the education or leisure contribution referred to above. However the provision of highway improvements is fundamental to the development and the requirement for the developer to enter into the Section 106 Agreement in this respect is maintained. The developer and this Council's Legal Division have been instructed accordingly and the Section 106 Agreement (currently in draft) has been amended as appropriate.

In July 2014 Planning Policy Wales (7th Edition) and guidance on Sustainable Buildings dealt with changes in planning policy and advice on sustainable buildings, withdrawing the national policy requirement for sustainable building standards. Technical Advice Note (TAN) 22: Sustainable Buildings has also been cancelled. These changes coincide with the amendments to Part L of the Building Regulations (Conservation of Fuel and Power), which also came into force at that time. Consequently, there is no longer a requirement for conditions 13,14 and 15 referred to above, which deal with the Code Level 3 requirements.

The developer has requested permission to demolish the school without complying with the pre-commencement conditions 2 (drainage), 3 (contamination), 17 (highways) and 18 (travel plan) because they relate to the new development approved and do not relate to the demolition of the building. Condition 7 and 9, referred to above requires a Working Method Statement for the demolition of the school, and is required before demolition commences and this will still be the case. In order to address the developer's request and aid the development of the site it is considered appropriate to amend those conditions so that they do not extend to the demolition of the existing school building.

Recommendation: (A) That the application remains deferred to allow the completion of the Section 106 Agreement as set out in this report, and on completion of the Agreement (B) that planning permission is granted subject to the Conditions listed above apart from Conditions 13, 14 and 15 and the amendment of Conditions 2, 3, 17 and 18.

PLANNING COMMITTEE – 12.02.14

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0784/FULL 04.11.2013	United Welsh Housing Association C/o TKA Architects/GJ Planning Mr J Hurley Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Demolish former primary school and develop site for 26 affordable residential units, access arrangements and associated works Former Aberbargoed Primary School Heol Ysgol Newydd Aberbargoed Bargoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Former Aberbargoed Primary School, Heol Ysgol Newydd, Aberbargoed,

Site description: The site is located within the settlement boundary for Aberbargoed and encompasses the former Aberbargoed Primary School and associated hard standing. School Street forms the boundaries of the site to the north-west and Heol Ysgol Newydd to the south-west and south-eastern boundaries. The south-western boundary is formed by a nursery and associated car park.

The site is located within a sustainable location in close proximity to local shops, services and amenities. The site is also well located in terms of access to regular and convenient public transport.

Development: Full planning permission is sought in respect of the demolition of former primary school, and development of the site for 26 affordable residential units, access arrangements and associated works. The site provides frontage onto School Street and Heol Ysgol Newydd, which will provide access to the site.

The development consists of:

- 3 x 2 bedroom bungalows.
- 1 x 3 bedroom bungalow.
- 1 x 1 bedroom bungalow.
- 6 x 1 bedroom apartments.
- 8 x 3 bedroom houses.
- 7 x 2 bedroom houses.

Cont..

Application No 13/0784/FULL Continued

The existing stone boundary wall along the western boundary of the site is to be retained. The remaining boundaries of the site will comprise a 600mm stone boundary wall surmounted with railings along the access onto School Street and Heol Ysgol Newydd and a 1.8m high close-boarded fence to the west and eastern boundaries of the site.

The application is supported by a Design and Access Statement, Preliminary Ecological Assessment and Bat Survey Report.

Dimensions:

House type A - 5.8m x 8.8m.

House type B - 5.8m x 8.8m.

House type C - 5.8m x 9m.

House type D - 5.6m x 8.4m.

House type E - 5.6m x 8.4m.

House types F & G - 9m x 10.2m.

House type H & I - 9.2m x 7.6m.

House type J (Apartments) - 24m x 9m.

Materials:

Schedule of Materials: Blue/Grey roof tiles, white UPVC fascias and soffits, black upvc rainwater goods, white upvc windows and rear doors, GRP entrance doors with glazed panels, red multi facing brick /heads, yellow multi-facing brick heads, buff colour re-con stone walling, re-con stone cills, black painted metal railings and stained timber sheds/fence panels.

Ancillary development, e.g. parking: 41 car parking spaces equating to 2 spaces per house and 1 space per bungalow and flat.

PLANNING HISTORY

5/5/93/0232 - Replace existing demountable classroom unit with new mobile classroom unit. Granted 08.07.93.

5/5/94/0253 - Erect single mobile classroom unit. Granted 17.02.95.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

Cont..

Application No 13/0784/FULL Continued

Policies: Strategic Policies: SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place Making, SP15 - Affordable Housing Target and SP21 - Parking Standards.

Countywide Policies: CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - Highways, CW8 - Protection of Community and Leisure Facilities, CW10 - Leisure and Open Space Provision, CW11 - Affordable Housing Obligation, CW15 - General Locational constraints, supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP2 - Education Obligations, LDP5 - Parking Standards, LDP6 - Building Better Places to Live and LDP7 - Householder Developments,.

NATIONAL POLICY

Planning Policy Wales, 5th Edition, November 2012.

Sustainability: 4.3 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 4.4.2 of PPW sets out a series of objectives which development proposals should seek to achieve - those of key relevance to the application include the following:-

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on Greenfield sites.
- Locate developments so as to minimise the demand for travel, especially by private car.
- Play an appropriate role to facilitate sustainable building standards that seek to minimise the sustainability and environmental impacts of buildings.

Housing: 4.4 It is highlighted at Paragraph 9.3.4 of PPW that "In determining applications for new housing Local Planning Authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered."

Good Design: 4.5 It is set out within PPW that "meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals." (Paragraph 4.10.2).

Cont..

Application No 13/0784/FULL Continued

4.6 PPW advises at Paragraph 4.10.9 "the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations." PPW goes on to advise that Local Planning Authorities should reject poor design, however "they should not attempt to impose a particular architectural taste or style arbitrarily."

4.7 Development proposals should give consideration to addressing climate change, as set out within Paragraph 4.10.6 of PPW as follows: "Good design should ensure that development contributes to tackling the causes of climate change (by reducing greenhouse gas emissions) and to effective adaptation to the consequences of climate change. An integrated and flexible approach to design, including location, density, layout and built form, will be an appropriate way of contributing to climate responsive development."

Sustainable Building: 4.8 PPW sets out a series of standards, which it expects should be met in order to assist in moving towards more sustainable building in Wales. Paragraph 4.11.4 of PPW sets out the following standards in regards to residential development:

Applications for 5 or more dwellings received on or after 1st September 2009 and applications for 1 or more dwellings received on or after 1st September 2010 to meet Code for Sustainable Homes Level 3 and obtain the following credits under issue Ene1 - Dwelling Emission Rate:-

- 6 credits where Version 2 (May 2009) of the "Code for Sustainable Homes - Technical Guide" applies to the development on registration under the Code;
- 1 credit where Version 3 (November 2010) of the "Code for Sustainable Homes - Technical Guide" applies to the development on registration under the Code.
- Technical Advice Note 2 (TAN) 2 - Planning and Affordable Housing, Technical Advice Note (TAN) 12 - Design (2002), Technical Advice Note 16 - Sport Recreation and Open Space, Technical Advice Note (TAN) 18: Transport (2007), Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (2010), Manual for Streets.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont..

Application No 13/0784/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this application.

CONSULTATION

Countryside And Landscape Services - Requests conditions are attached to any consent requiring a demolition method statement to take account of possible roosting bats, the protection of birds during the bird breeding season and bat roost provision and bird nest provision as biodiversity enhancements. An advisory note is provided to be conveyed to the developer.

Principal Valuer - No adverse comments.

CCBC - Mr Bleddyn Hopkins - Requests an education contribution of £38,080 based upon 16 qualifying dwellings.

Head Of Public Protection - Requests conditions are attached to any consent to deal with any contamination of the site.

CCBC Housing Enabling Officer - The proposals meet the strategic housing needs of the housing department.

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.

Outdoor Leisure Development Officer - Requests, in accordance with the conditions set out in Policy CW10 of the LDP, the provision of a well designed useable open space as an integral part of the development, appropriate formal children's play facilities either on or off site, and adequate outdoor sports provision or financial contribution to enhance local sports facilities. In this instance the council would be seeking a financial contribution in respect of formal play and outdoor sports of £850 per dwelling.

Cont..

Application No 13/0784/FULL Continued

Head Of Public Services - The Authority does provide a kerbside collection service for refuse, recycling, food waste and garden waste. The developer has provided bin storage areas but these need to be sufficient to store 2 wheeled bins and a recycling box per property (the onus is on the resident to place the containers at the kerbside for collection on the set days, returning them to the store thereafter). Council refuse vehicles will only travel over adopted highway. Containers would need to be brought out to a collection point where the highway is not adopted.

Transportation Engineering Manager - No objection to the development subject to conditions being attached to any consent in respect of visibility splays and off-street parking provision. The developer will also be required to enter into a Section 106 Agreement to secure £10,000 in respect of highway improvements, namely the implementations of a one-way traffic regulation order along Heol Ysgol Newydd. He advises that an additional parking space is required in respect of plot 25 and the turning head areas throughout the estate should be in accordance with the Authority's Highway Design Standards.

Dwr Cymru - Provides advice to be conveyed to the developer in respect of foul water and surface water discharges from the site.

Police Architectural Liaison Officer - No objections to the development but would ask that the site be developed to the standards found within Secured By Design.

Wales & West Utilities - Confirm the existence of their apparatus within the vicinity of the site and provide advice to be conveyed to the developer in respect of the same.

Glam/Gwent Archaeological Trust - The proposed works will permanently remove the building rather than alter its layout and therefore it is their opinion that a photographic record of the interior and exterior should be made prior to the commencement of the development. They do not have any objection to the positive determination of the current application, but recommend that a condition ensuring that a photographic record is made, which will ensure the building's preservation by record to mitigate the negative impact of the development.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 51 neighbouring properties have been consulted.

Cont..

Application No 13/0784/FULL Continued

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

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

The main issues considered to be relevant to the determination of this planning application are in terms of the compatibility of the residential use with surrounding land uses, highway safety and design.

In terms of the compatibility of the use with surrounding land uses, it is noted that the site is located within the settlement boundary for Aberbargoed therefore it is considered that in policy terms the residential development of the site is consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate new development within the existing settlement.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design considerations: Highways) of the LDP.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, designs out crime, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land.

Cont..

Application No 13/0784/FULL Continued

The proposed development site lies to the west of the A4049 within the settlement area of Aberbargoed and offers the opportunity to provide housing, which will be close to residential areas and local facilities. The redevelopment of the site to allow for the more efficient use of the land is supported in principle in policy terms. The proposal is considered to be acceptable in terms of design elements, scale, use, density, and layout and adequate off-street parking and amenity is provided in respect of each dwelling. In consideration of policy SP6 the proposal is considered acceptable.

Policy CW2 sets out criteria relating to amenity. In this respect it is considered that the proposed development is compatible with the surrounding residential land uses and does not result in the over-development of the site. In terms of the impact of the development upon the amenity of adjacent properties, it is considered that the proposed development does not result in the amenity of the occupiers of neighbouring properties being adversely affected.

In terms of highway safety, Policy CW3 of the LDP is relevant. Transportation and Engineering Manager has raised no objection to the development subject to the imposition of conditions referred to above and subject to the developer entering into a Section 106 Agreement to secure £10,000 in respect of highway improvements in the form of improved traffic management along Heol Ysgol Newydd, to include appropriate signage and road markings.

Policy SP7 of the LDP relates to planning obligations and the Council will seek to secure Section 106 Agreements (S106) accordingly, where they are considered necessary to remove obstacles to planned development, meet local needs and make development more sustainable. In this respect the applicant will be required to enter into a Section 106 Agreement in respect of education provision. Based on 16 qualifying dwellings this will amount to £38,080.

Policy CW10 requires that all new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for leisure and open space provision. In this respect the applicant is required to make a contribution to support off site children's play facilities and sport provision, and a figure of £850 per dwelling is considered appropriate. .

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

Comments from public: None.

Cont..

Application No 13/0784/FULL Continued

Other material considerations: Following the introduction of the Community Infrastructure Levy, a Planning Obligation must meet all of the following tests.

- (a) It is necessary to make the development acceptable in planning terms.

A Section 106 Agreement will be sought because this development will add pressure on local schools, and the sum required - £38,080 is based on the Council's Adopted Supplementary Planning Guidance LDP2 Education Obligations. Highway concerns can be overcome by the introduction of a one-way system, and the £10,000 is needed to promote that. Policy CW10 of the LDP requires the provision of adequate leisure facilities, and that will be secured through a contribution of £850 per dwelling.

- (b) It is directly related to the development.

The need to address school provision, highway matters, and leisure provision arise directly as a result of the proposed development.

- (c) It is fairly and reasonably related in scale and kind to the development.

The total sum is reasonable when compared to the costs of construction and the value of the houses. The total contribution is based on the number of dwellings, which means that the larger the development, the greater the impact on the education facilities, road network, and leisure facilities, and therefore the higher contribution.

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

RECOMMENDATION: that (A) the applicant enters into a Section 106 Agreement under the Town and Country Planning Act to pay a commuted sum of £38,080 in respect of education facilities, £10,000 in respect of highway improvements and £850 per unit to support offsite children's play facilities and sport provision. (B) that following the completion of the Agreement Officers be authorised to GRANT planning permission subject to the following conditions.

Cont..

Application No 13/0784/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 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.
- 03) 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.
- 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) 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.

Cont..

Application No 13/0784/FULL Continued

- 06) Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting photographs should be deposited with the adopted Caerphilly Historic Environment Record, operated by the Glamorgan-Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea, SA1 6EL. Tel.01792655208).
REASON: As the building is of historic and cultural significance the specified records are required to mitigate the impact of the development.
- 07) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 08) The development hereby approved relates to the details received on 20.1.14, drwg 002 rev.B, 003 rev.B and 001 rev.A by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 09) Prior to the commencement of demolition works associated with the development hereby approved, a method statement for demolition of the school that minimises disturbance to nesting birds and, as a precautionary measure to potentially roosting bats, including timing of work, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved method statement.
REASON: To ensure proper measures are taken to safeguard protected species, in the interests of biodiversity.

Cont..

Application No 13/0784/FULL Continued

- 10) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new buildings along the western edge of the development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats 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).
- 12) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nests for House sparrow, House Martin and Swift shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To ensure that proper measures are taken to safeguard the habitat of priority species, in the interests of biodiversity.
- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Cont..

Application No 13/0784/FULL Continued

- 14) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work an 'Interim Certificate' carried out in relation to each dwelling by an accredited body, certifying that each dwelling shall achieve Code for Sustainable Homes (Version 3) Level 3 and one credit under 'Ene1 - Dwelling Emission Rate', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 15) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 16) Notwithstanding the approved plans before beneficial occupation 42 off-street parking spaces shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 17) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 18) Prior to the commencement of work on site, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options.

Cont..

Application No 13/0784/FULL Continued

- 19) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 25 metres for both junctions. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.

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.

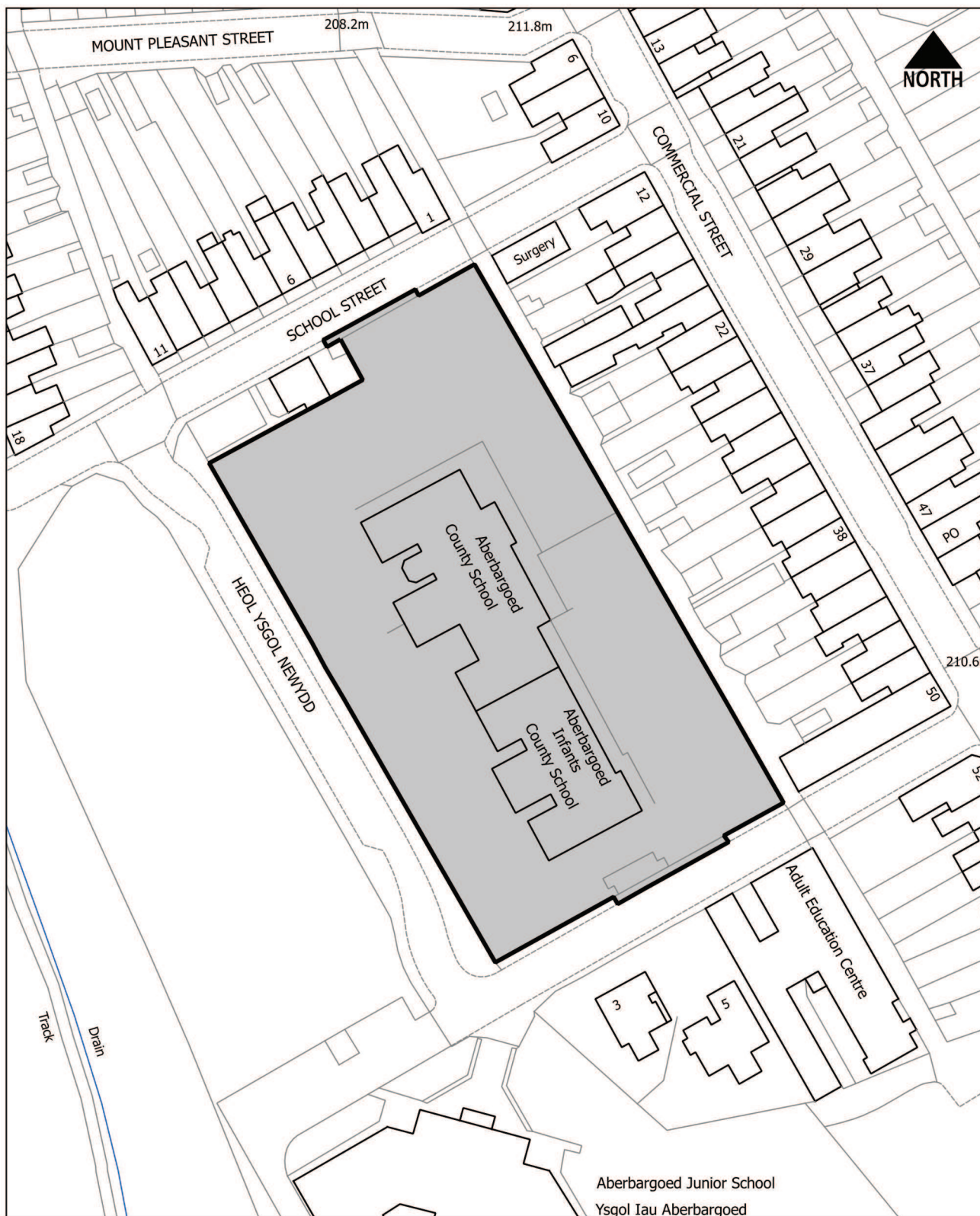
The applicant is advised of the comments of Glam/Gwent Archaeological Trust, Head of Public Services, Heddlu/Gwent Police, Wales and West Utilities, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Council' Ecologist and Transportation Engineering Manager.

DEFERRED FOR S106 & EXTRA CONDITIONS

Notwithstanding the submitted plans no demolition or construction work hereby approved shall commence on site until after a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall consider the access, parking and delivery arrangements for the development, which shall be agreed and implemented before works commence on site.
REASON: In the interests of highway safety and residential amenity.

There shall be no vehicular or pedestrian access to the site from Heol Ysgol Newydd during the demolition works or construction works hereby approved. Access shall be provided off School Street only unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and residential amenity.



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PREFACE ITEM

APPLICATION NO. 14/0614/ADV

APPLICANT(S) NAME: Mr S Ibrahim

PROPOSAL: One internally illuminated fascia sign with non-illuminated white underline, one internally illuminated tile logo sign and one internally illuminated projecting sign

LOCATION: Former Nelson Police Station, Dynevor Terrace, Nelson, Treharris

1. Members will recall that this application was deferred at Committee on 5th November 2014 for further discussions with the applicant. A copy of the original report is attached.
2. Members expressed concern that glare from the illuminated signage at the application site would have a detrimental impact on the amenity of the occupiers of the dwelling opposite. Consequently the application was deferred in order for the Planning Officer to provide more information in respect of the luminance of the signage.
3. The applicants have now confirmed that the signage will be illuminated to 200 candelas per square metre with the fascia sign (which directly faces the dwellings opposite) having a surface area of 0.52 square metres.
4. 'Technical Report 5 – Brightness of Illuminated Advertisements' produced by the Institute of Lighting Professionals states that signage with a surface area between 0.5 and 1.99 square metres should not exceed a luminance of 800 candelas per square metre non-lit area.
5. It should also be noted that Paragraph 2 of Part II of the Town and Country Planning (Control of Advertisements) Regulations 1992 states that signs with a surface area between 0.5 and 2 square metres should not exceed 1000 candela per square metre.
6. In that regard it is considered that the illumination of the proposed signage is well within the allowances set out in both legislation and guidance and as such is considered acceptable in this instance.

Cont....

Application No. 14/0614/ADV Continued

Recommendation: That the application be approved in accordance with the Officer's recommendation subject to the following additional condition:-

The luminance of the signage hereby approved shall not exceed 200 candelas per square metre.

REASON: In the interests of residential amenity.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0614/ADV 16.09.2014	Mr S Al-Ibrahim C/o AEW Architects Mr E O Hara Zenith Buildings Spring Gardens Manchester M2 1AB	Erect 1 No. internally illuminated fascia text sign with non-illuminated white underline, 1 No. internally illuminated fascia tile logo signs and 1 No. internally illuminated projecting sign Gwent Constabulary Nelson Police Station Dynevor Terrace Treharris CF46 6PD

APPLICATION TYPE: Application to Display Adverts

SITE AND DEVELOPMENT

Location: The application property is situated on the western side of Dynevor Terrace.

Site description: The application property is the former Police Station, which is a bespoke building erected approximately 20 years ago. The building is single storey and of render and stone construction with a slate roof. The site is situated in a mixed use area to the south of Nelson Town Centre and between a public car park serving the town centre and a vehicle repair garage. The building is opposite a terrace of dwellings and there are bungalows to the rear. Planning consent has recently been granted for a change of use of the premises to a hot food take away.

Development: The application seeks consent to display various advertisements relating to the newly authorised use of the building. This incorporates a new internally illuminated fascia sign above the new shop front, an internally illuminated projecting sign above this and a new tile logo sign on the side elevation. The application originally sought consent for a tile logo sign to the front elevation but this has now been removed with the logo being added to the fascia sign.

Dimensions: The fascia sign measures 3m wide by 550mm high, the projecting sign measures 800mm by 800mm and the tile sign measures 900mm by 900mm.

Ancillary development, e.g. parking: None.

Cont...

Planning Committee 05.11.14

Application No. 14/0614/ADV Continued

PLANNING HISTORY

14/0210/COU Change use of the Former Nelson Police Station (sui generis) to a pizza delivery/takeaway (Use Class A3) - Granted - 07.08.14.

P/97/0597 Erect new police station - Granted 11.09.97.

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 3 to the Adopted Supplementary Planning Guidance LDP12 gives advice on advertisements.

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 subject to conditions.

Head Of Public Protection - No objection subject to conditions.

ADVERTISEMENT

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

Cont...

Application No. 14/0614/ADV Continued

Response: One letter of objection was received from a local resident.

Summary of observations:

1. The illumination of the signage would have a detrimental impact on the residential amenity of the area.
2. There is no other internally illuminated signage in Nelson.
3. An application for illuminated signage at the Grove Dental Practice in Ashgrove was refused.
4. The hours of operation for the lighting should be controlled.

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: Applications for advertisement consent fall to be considered in terms of their impact on amenity and highway safety and as such the objections of the local resident are relevant to the determination of this application. These will be dealt with in turn below:

1. Whilst it is acknowledged that the signage will introduce a new element of lighting into the area it should be noted that that the property is situated adjacent to a main road with street lighting and that the former Police Station already has lighting to the front elevation. In that regard it is not felt that the signage would have an undue impact on the amenity of the adjacent properties. It should also be noted that one of the signs originally applied for has now been removed thereby reducing any potential visual clutter that may have been evident.
2. It is noted that the majority of commercial properties in Nelson do not have illuminated signage. However, it is also noted that a number do have illumination and some of these are internally illuminated. Consequently it is not felt that internally illuminated signage is unacceptable in principle.

Cont...

Application No. 14/0614/ADV Continued

3. It is true that an application for lit signage at the Grove Dental Practice was refused. However, the context of these two sites is entirely different. The properties at 1 to 4 Ashgrove are a small terrace of Edwardian Villas with two storey bays to the front and the properties are immediately adjacent to the Nelson Conservation Area. The signage at the dental practice was refused as a result of its impact on the host dwelling, the street scene and the conservation area.

The application property is a bespoke designed single storey building that is different in terms of scale and design to the adjacent buildings and as such the context is entirely different. All applications for a planning consent have to be considered on their individual planning merits and in this instance it is considered that the signage is acceptable in planning terms.

4. The Head of Public Protection has raised no objection to the application subject to the hours of operation of the lighting being restricted to the opening hours of the premises. It is considered that this is reasonable in the interests of the amenity of the area.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

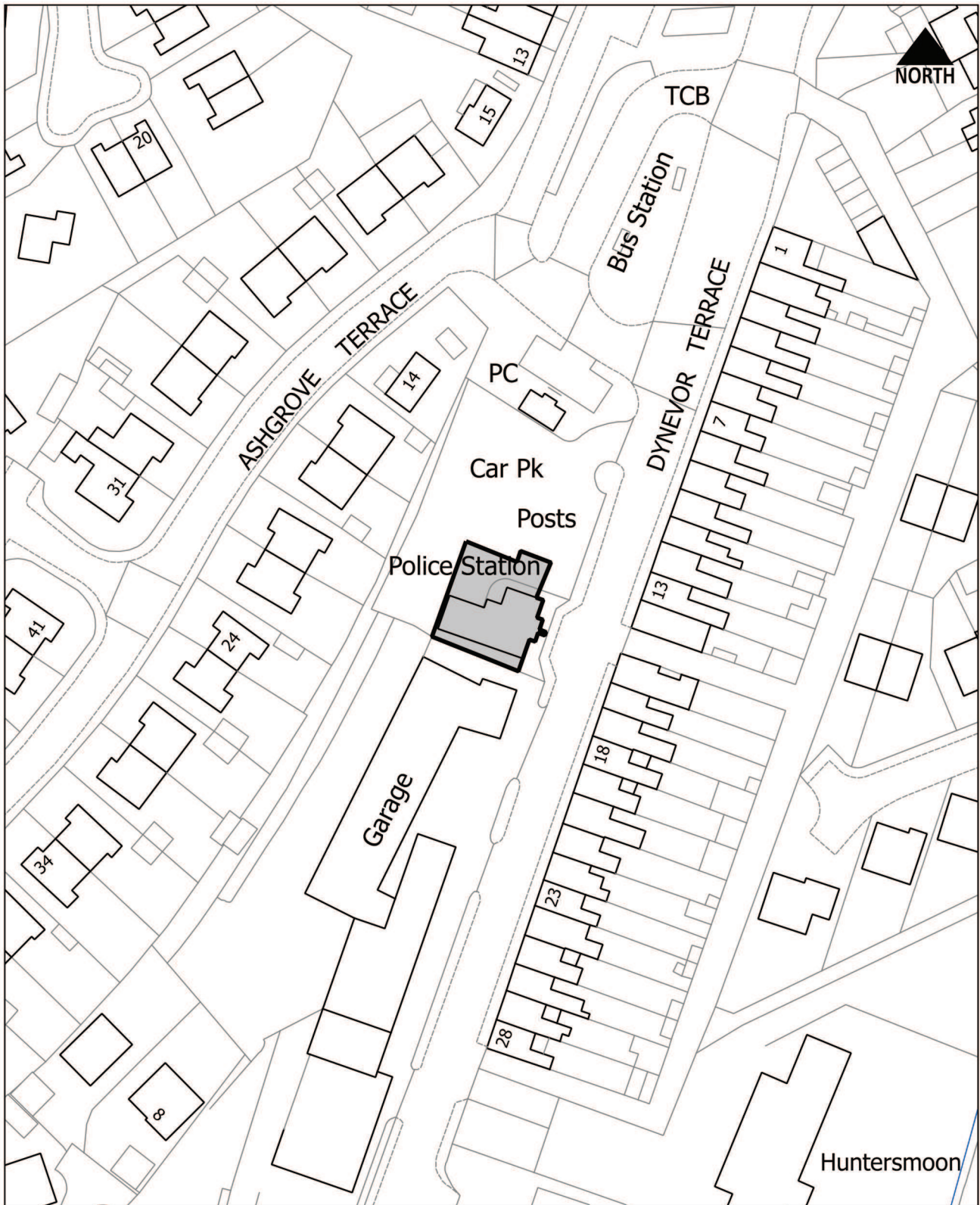
Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) No source of illumination shall be directly visible from any part of an adjacent highway.
REASON: In the interests of highway safety.
- 02) The sign permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates.
REASON: In the interests of residential amenity.

DEFER FOR FURTHER INFORMATION



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0600/LA 24.10.2014	CCBC (Building Consultancy) Mr K Fullwood Directorate Of The Environment Unit 1 Woodfieldside Business Park Woodfieldside Pontllanfraith Blackwood NP12 2DG	Erect a single-storey demountable building to be used as a Flying Start Unit for CCBC Land To The Rear Of Gelligaer Community Centre Aneurin Bevan Avenue Gelligaer Hengoed CF82 8ES

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Land to the rear of Gelligaer Community Centre, Aneurin Bevan Avenue, Gelligaer. The site is located within the settlement boundary of Gelligaer within a predominantly residential area. Residential dwellings are located immediately to the north and southwest of the site, Gelligaer Community Centre is located to the east of the site. A small single-storey, convenience store is located immediately to the south of the site beyond which is a very large, asphalt-topped car parking area.

Site description: The site comprises a Council maintained grassed area surrounded by a network of pedestrian footpaths linking Claerwen, with Aneurin Bevan Avenue and beyond. Vehicular access to the site is obtained off Aneurin Bevan Avenue to the east, into the large car park area where 9 car-parking bays are identified to serve the development.

Development: Full planning permission is sought in respect of the provision of a single-storey demountable building to be used as a Flying Start Unit for Caerphilly County Borough Council. The internal layout of the building comprises an entrance lobby, meeting room, office, toilets, main childcare room, kitchen and storerooms. The development includes a play area to the west of the building including a canopy and shed but no details have been provided in respect of the canopy and shed. The site is to be enclosed with a 2.1m high grey weld mesh fence.

Cont....

Application No. 14/0600/LA Continued

Dimensions: The footprint of the Flying Start building measures 18m x 9m x 3.7m high with a shallow pitched roof. A play area is proposed to the west of the building and will include a canopy and shed. The play area is to be divided into two parts separated by weld mesh fencing to accommodate a grassed area and play area. The footprint of the canopy measures 5m x 5m and that of the shed 3m x 2.4m but no details have been given in terms of height.

Materials: The main building will comprise metal sheet tile effect roofing, timber effect cladding to the walls, grey upvc windows, doors, fascias, soffits and 2.1m high grey weldmesh fencing around the periphery of the site.

Ancillary development, e.g. parking: 9 parking bays.

PLANNING HISTORY

5/5/89/0341 - Erect extension to shop to form residential - Granted 26.06.89.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - settlement boundary.

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place making, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations - highways, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards and LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, 7th Edition - July 2014, TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Cont....

Application No. 14/0600/LA Continued

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this planning application.

CONSULTATION

Transportation Engineering Manager - Objects to the proposal. In the absence of adequate off-street parking facilities the development would generate additional on-street parking, to the detriment of highway safety. Whilst parking provision is shown within the red-line boundary on the submitted plans, further investigations have shown that this portion of land is in the control of the Housing Directorate. Therefore, the applicant has not demonstrated control over this land. A more favourable response would be given to a proposal providing adequate parking for the development within the applicant's control.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Requests a condition is attached to any consent requiring comprehensive details 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/Welsh Water - Provides advice to be conveyed to the developer in respect of drainage matters and water supply.

Principal Valuer - No comments.

Gelligaer Community Council - Object to the development as it is deemed the development is too close to residential properties.

ADVERTISEMENT

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

Response: One petition signed by 261 local residents objecting to "the new planned development on the green behind Greenhill Stores," and 9 individual letters of objection.

Cont....

Summary of observations:

- loss of the use of the only green play area in the vicinity, which is needed, well used and well overlooked by surrounding residential properties away from the highway in what most describe as an extremely undesirable area,
- existing problems in terms of anti-social behaviour, criminalisation, drug dealers and users will be exacerbated by the introduction of a building on this green area providing the opportunity for thieving and vandalism and provide another haunt for drug dealers,
- a voluntary organisation called Adventure Play use the green and do a fantastic job with children in the area using the green for children's activities (football, rounders, learning to pitch a tent etc.) which are held on Mondays and Friday, and also extra days during school holidays,
- existing problem of bins of soiled nappies outside houses would encourage the already overpopulated rat problem,
- why waste money building another building when the community centre and church hall already exists,
- Gelligaer Community Centre has recently been refurbished and apparently a member of the committee from the community centre has requested Flying Start use their facilities, as they can accommodate their needs, so too could the recently refurbished Church Hall,
- would result in the devaluation of property,
- erection of building will prevent natural surveillance by residents of shop who are able to inform police or shop owner of any criminal activity related to the shop,
- the proposed parking conflicts with the area currently used by shop for delivery vehicles, staff and customers,
- request the application be revoked due to the applicant providing misleading information on the application form in terms of the current use and description describing it as vacant, undeveloped, grassland.

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.

Cont....

Application No. 14/0600/LA Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Not applicable.

ANALYSIS

Policies: The application has been considered in accordance with Local Plan Policies and National Planning Guidance. The main issues in respect of the determination of this planning application are considered to be in terms of design, amenity and highway implications.

Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 considers amenity and development proposals should amongst other things have no unacceptable impact on the amenity of adjacent properties or land, should not result in the over-development of the site, and be compatible with surrounding land-uses.

The proposed building is sited more or less in the middle of the application site constrained by a 6m easement required over a Foul Water Sewer to the east of the site. The minimum distance between the proposed front elevation of the Flying Start building and the front elevations of residential properties along Claerwen to the north of the site is 11.4m. The distance between a proposed shed indicated along the northwest boundary of the site and a residential property at Claerwen is 7.6m. The front elevation of the proposed building facing Claerwen includes a glazed, double entrance door into a lobby area, a glazed double door and a single window into the main childcare area, a single window to a cloakroom and a double window serving a meeting room. All these openings in the front elevation of the building will result in direct overlooking and loss of privacy in respect of those residential properties along Claerwen as a result of the close proximity of the proposed building to these dwellings, to the detriment of the residential amenity of those neighbouring dwellings.

Cont...

Application No. 14/0600/LA Continued

In addition, notwithstanding there is no right to a view in planning terms it is considered the amenity of neighbours adjacent to the new development will be adversely affected by loss of outlook because the proposal results in overlooking and loss of privacy due to the close proximity of the development, which is compounded by the erection of a 2.1m high grey weld mesh boundary fence which would be over dominant and overbearing in this predominantly residential area to the detriment of the visual amenity of the occupiers of neighbouring residential properties.

Policy CW3 considers highway implications and in this respect the Transportation Engineering Manager has raised objection to the development because the applicant has not demonstrated that he has control over the land indicated for parking on the submitted plans, which is in the ownership of the Caerphilly County Borough Council Housing Department.

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

Comments from public: The 261 signature petition and 9 letters received objecting to the development have laid great weight upon the loss of this site as a play area for local children. Concern has also been raised suggesting that the approval of this application will exacerbate existing problems of anti-social behaviour, vandalism and criminalisation experienced in the area. Specific details of the objections and reasons why are referred to above and it is considered the concerns of residents expressed above are a material planning consideration in the determination of this planning application. However, the loss of the use of this green space as a play area is not sufficient reason to refuse the application. Issues of anti-social behaviour, vandalism and criminalisation are matters that are material planning considerations, but in planning terms there are no objections in principle to an education facility in a residential area. Therefore, in this case, those issues would fall within the jurisdiction of the Police Authority.

Objectors have raised the question why the existing Gelligaer Community Centre could not accommodate the Flying Start use. The applicant has confirmed the building is not suitable for the proposed use.

In conclusion, it is considered the proposed development conflicts with Local Plan Policies for the reasons discussed above and as such is not acceptable in planning terms.

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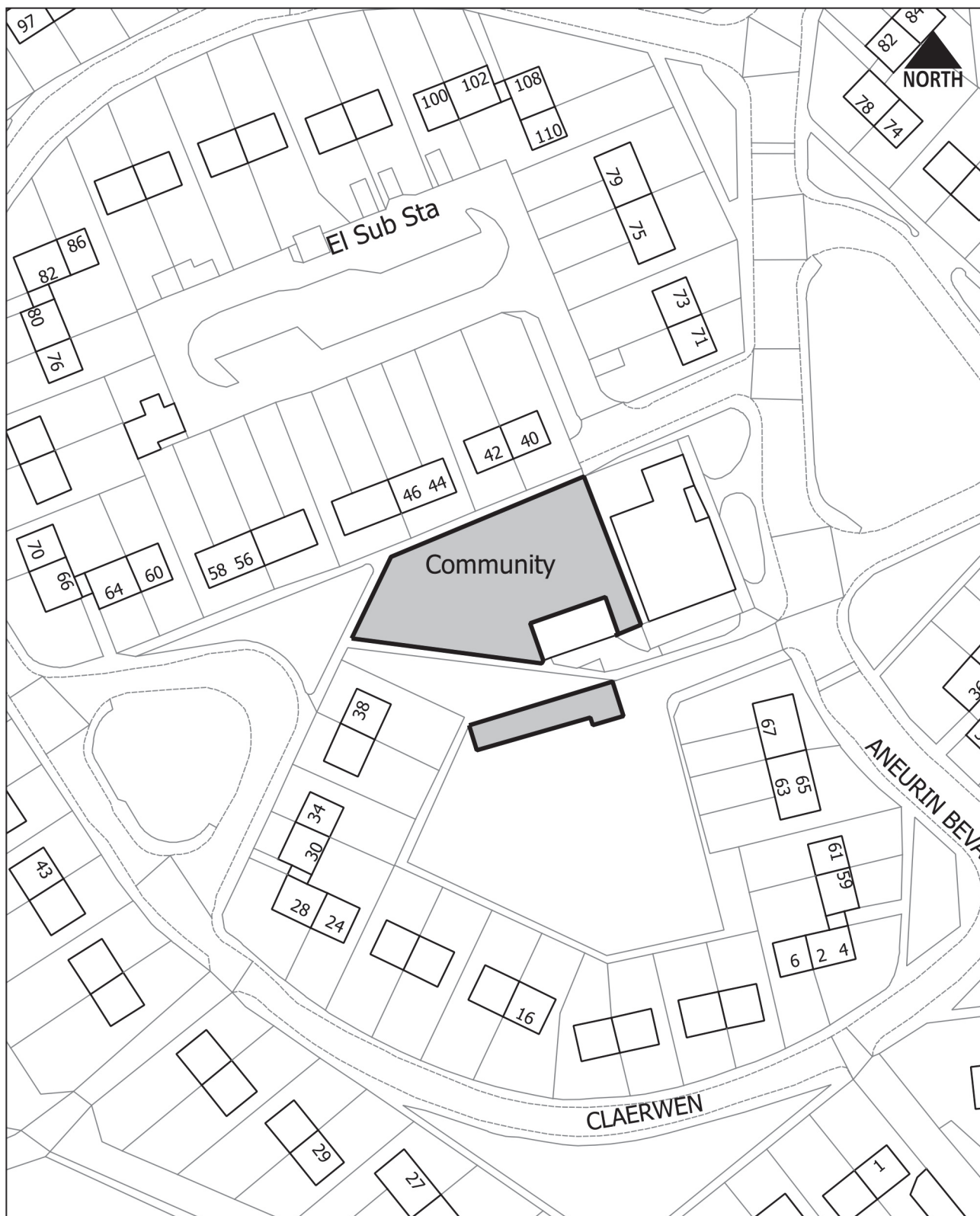
Application No. 14/0600/LA Continued

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposed development as a result of its close proximity will result in direct overlooking and loss of privacy in respect of those neighbouring residential dwellings at Claerwen to the detriment of residential amenity contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
 - 02) The proposed development as a whole is considered to be over-dominant and overbearing within the context of this predominantly residential area to the detriment of the visual amenity of the occupiers of neighbouring residential properties contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
 - 03) In the absence of adequate off-street parking facilities, the development would generate additional on-street parking, to the detriment of highway safety contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan - Adopted November 2010.
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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0605/FULL 12.09.2014	Mrs Maddox 17 Penmaen Corner Oakdale Blackwood NP12 0NN	Erect single-storey bedroom and bathroom extension 17 Penmaen Corner Oakdale Blackwood NP12 0NN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Penmaen Corner, Oakdale.

House type: Two-storey semi-detached property.

Development: It is proposed to construct a single-storey rear extension.

Dimensions: The proposed development measures 3.5 metres in width, 6.3 metres in length, with a height of 2.3 metres to eaves level and 3.1 metres to ridge level.

Materials: Face brick and concrete roof tiles to match existing.

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

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

Cont....

Application No. 14/0605/FULL Continued

NATIONAL POLICY Planning Policy Wales and TAN12 (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? Any coal mining legacy issues will be controlled by way of the building regulations.

CONSULTATION

Principal Valuer - No comments.

Dwr Cymru - Provides advice to the developer regarding a public sewer that crosses the application site.

ADVERTISEMENT

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

Response: One neighbour raised objection.

Summary of observations:

- Overbearing impact on neighbouring property;
- Loss of light to neighbouring kitchen;
- Overshadowing impact on garden;
- Impact on party wall;
- Noise impact from additional living space;
- Land ownership dispute and rights of access onto neighbouring land;
- Damage to sewer.

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. 14/0605/FULL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. An advisory note will be added to the permission regarding the bird nesting season.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space the proposal is not CIL liable.

ANALYSIS

Policies: Since the application was originally submitted, the design of the proposed extension has been amended to reflect the concerns of the Planning Department. It is considered that the amended scheme, which incorporates an apex roof, has been well designed in terms of its setting, scale and materials, and will integrate with the host dwelling.

In terms of the impact on neighbouring properties, guidance contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010) states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 m, whilst two-storey extensions in the same circumstances should be no longer than 2 metres.

"A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room. Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

There is a neighbouring property attached to the south-east of the application property, i.e. No. 18 Penmaen Corner. Although the proposed extension exceeds the 6 metres stated in the guidance above, it is considered that the context of the site allows a minor increase in this distance, i.e. the proposed extension measures 6.3 metres in total length. Adjoining the rear wall of No. 18 is a fence in excess of 2.0 metres in height that forms the boundary.

Cont....

Application No. 14/0605/FULL Continued

Beyond this section of fence is an existing outbuilding which is the same height or higher than the eaves level of the proposed extension. The proposal would extend a

further 1.8 metres beyond the extent of this existing outbuilding, but at a height of 2.3 metres to eaves level is only 0.3 m higher than a boundary treatment that could be erected under permitted development rights. Therefore, in light of the above onsite conditions, it is considered that the proposal would not result in an overbearing or overshadowing impact on No. 18 Penmaen Corner to a degree to warrant a refusal of planning permission.

There is also a neighbouring property to the north-west, i.e. No. 16 Penmaen Corner, although this property is not physically attached to the application dwelling. In relation to the above guidance, the proposed extension would not breach a 45 degree line taken from the centre of a ground floor principal room window, and therefore it is not considered that the development would have an unacceptable impact on the amenity of No. 16.

The application is recommended for approval subject to conditions.

Comments from consultees: The comments of Dwr Cymru/Welsh Water will be passed to the developer.

Comments from public: The scheme as originally submitted, which included a 3.4 metre high wall along the boundary with No. 18 Penmaen Corner was considered to be unacceptable based on the impact it would have had on the rear curtilage area of No. 18. However, the scheme has now been amended to reduce the height of this wall along the boundary by a metre. It is considered that these amendments overcome the overbearing and overshadowing issues. Furthermore the development has been moved off the boundary slightly thereby overcoming concerns regarding overhanging rainwater goods.

In terms of the objections based on potential damage to the neighbouring property, it is the responsibility of the developer to ensure this does not occur. If unacceptable noise emanates from the application dwelling this would be a matter for the Council's Environmental Health section to investigate.

The developer would be required to enter into a building over sewers agreement with Welsh Water and therefore the proposal should not impact on the existing sewer in accordance with modern building control requirements.

Other material considerations: None.

Cont....

Application No. 14/0605/FULL Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The 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.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing Nos. 956/2B, 956/3B received on 17th November 2014 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions attached to this consent: Policy CW2.

The comments of Dwr Cymru/Welsh Water are attached.

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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0701/RET 22.10.2014	Mrs E Jones 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP	Retain decking 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at the north eastern end of Chepstow Close.

House type: The application property is an end of link dwelling with a two-storey extension to the side. The property is accessed via a footpath that is at a lower level than the house and there is a set of steps to gain access to the front door. There was previously a sloping garden to the front of the dwelling with a mature hedgerow to the front elevation.

Development: The application seeks full planning consent for the retention of decking to the front of the dwelling. The decking projects out from the front of the dwelling and is situated on top of a retaining structure which is hidden behind the hedgerow to the front. The application is reported to Planning Committee because the applicant is an employee of the Council.

Dimensions: The deck has a footprint of 6.5m by 3.9m and it is approximately 1.3m high at its highest point, due to the varying level of the ground.

Materials: Concrete block retaining structure with a timber deck and handrail.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

08/0478/FULL - Erect two-storey extension to side and single-storey kitchen extension to rear - Granted 22.05.08.

12/0579/FULL - Erect first floor bedroom extension over existing kitchen plus a single-storey kitchen/breakfast extension, both to rear of dwelling - Refused 06.12.12.

Cont....

Application No. 14/0701/RET Continued

13/0211/FULL - Erect two-storey extension to rear of dwelling, breakfast room at ground floor and bedroom at first floor - Granted - 13.06.13.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) 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 8 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on raised decks and balconies.

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: One letter of objection was received from the owner of the neighbouring dwelling.

Cont....

Application No. 14/0701/RET Continued

Summary of observations:

1. The deck is out of keeping with the character of the street scene and area.
2. The elevated deck causes a loss of privacy to the neighbouring dwelling.
3. There will be excessive noise from people using the deck.
4. There would be no objection to the deck being erected in the rear garden.

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 points to consider in the determination of this application are encompassed in the objections raised. As such they will be considered in turn below: -

1. Whilst raised decks are not a common feature in the front gardens of the properties in this area, the local planning authority has to consider whether the deck proposed has a detrimental impact on the character of the area. In that regard it should be noted that the majority of the deck is screened by the hedge to the front of the site and that a timber fence is to be erected which will screen the side elevation. In that regard it is considered that the deck would not dominate the character of the property and would not have a detrimental impact on the character of the street scene.

2. It is acknowledged that it will be possible to look into the living room window of the adjacent dwelling from the deck. However, this would be at an oblique angle and partly screened by a small hedge. The living room window is also visible from the path accessing the dwellings and from the steps leading to the application property. In that regard it is not felt that any loss of privacy would be sufficient to warrant refusal of the application.

Cont....

Application No. 14/0701/RET Continued

3. Whilst the deck would make the front garden of the dwelling more usable there would have been nothing preventing increased use of the front garden in any event. It should also be noted that a similar structure could be erected in the rear garden which could

also lead to an increase in outside activity at the property. As such it is not felt that the use of the deck would lead to any undue increase in noise at the property.

4. Whilst a deck could be erected to the rear of the property without needing planning consent, the local planning authority has to consider the development before it. As discussed above the deck is considered to be acceptable in planning terms and therefore it would not be reasonable to require that it be provided to the rear of the dwelling.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED



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Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0702/LA 23.10.2014	Caerphilly County Borough Council Mrs T McMahon Tredomen Business Centre Tredomen Ystrad Mynach Hengoed CF82 7FN	Change the use to D1 to accommodate health and medical services Hafod Deg Day Centre High Street Rhymney Tredegar NP22 5LP

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Hafod Deg, 56 High Street, Rhymney. The site is located within settlement boundaries and within the Rhymney Conservation Area to the southern end of the High Street, Rhymney. Rhymney police station is located to the northern side of the property and a detached dwelling and its garden to the south of the property. A war memorial and public area are located just to the front of the property and a detached residential bungalow to the rear of the property.

Site description: This is a two-storey, detached building with single-storey rear extension currently used as a Social Services Day Centre for people with mental health issues. The building is Listed Grade II.

Development: Full planning permission is sought in respect of the change of use of the building to a D1 use to accommodate medical and health services. The applicant has submitted additional information with the application describing the proposed use as extending the existing use to provide a Substance Misuse Facility.

"The Upper Rhymney Valley Communities First cluster, which is part of the Community Regeneration Department is tasked to improve the lives of individuals, families and communities to make positive changes in their lives. We work in partnership with LHB, Police, CRI, Groundwork and Gavo amongst many others in order to deliver services to the local community."

The aim of the service is to provide a Substance Misuse service in part of the Hafod Deg building, managed by CRI, with the landlord being the Community Regeneration Department. The building will be used to provide support to the local community with issues relating to substance misuse.

Cont....

Application No. 14/0702/LA Continued

The service has been designed to serve local need. The staff delivering the services will be working from the premises, which ensure support is more accessible for local people in the Upper Rhymney Valley. The service will only be available on an appointment basis, and not a 'drop in' basis.

Services will operate Monday to Saturday between the core hours of 09:00am to 05:00pm by appointment only. Minimum staffing levels will apply whenever clients have access to the premises, and these have been fully risk assessed.

CRI programmes are highly structured and clients will be actively occupied by counselling or advisory sessions while attending the premises. Clients are asked to enter into an agreement while attending the project, which covers, amongst other things, their expected behaviour in and around the project premises.

The congregation of clients in and around the premises and local area is not tolerated. Set programmes are in place and clients are expected to arrive at these times for the appropriate programme. If CRI staff believe that an individual's behaviour is inappropriate, that individual is excluded from attending the project. Zero tolerance policies are employed in regards to any drugs or alcohol found on all CRI premises and services.

No changes are proposed to the external appearance of the building.

CRI has over 140 projects currently operating nationwide, all of which they claim co-exist peacefully with other businesses and organisations in their locality. To date they claim to have received no complaints from other local businesses or their customers.

Dimensions: The floor area of the building to be used in respect of the substance misuse service amounts to 79 sq m and comprises a waiting area, two interview rooms, needle exchange room, toilet and dirty room.

Materials: Not applicable.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

P/04/1688 - Carry out window replacement - Granted 10.12.04.

Cont...

Application No. 14/0702/LA Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within settlement boundary and within the Rhymney Conservation Area.

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area and SP6 - Place making, SP21 - Parking standards.

Countywide Policies

CW2 - Amenity, CW3 - Design Considerations - Highways and CW15 - General Locational Constraints.

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, TAN12 - 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? Not an issue in respect of this application.

CONSULTATION

Conservation & Design Officer – No objection on the basis that there are no alterations to this listed building.

Transportation Engineering Manager - No objection.

Head Of Public Protection - Has no objection to the development.

Cont....

Application No. 14/0702/LA Continued

Dwr Cymru/Welsh Water - Provides advice to be conveyed to the developer.

Principal Valuer - No comments.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 20 neighbouring properties have been consulted.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this application are considered to be the compatibility of the use with neighbouring land uses and in terms of highway safety.

A description of how the service operates is set out above.

Policy CW2 of the Local Development Plan considers amongst other things the impact of the development on the amenity of adjacent properties or land and the compatibility of the proposed use with surrounding land uses. In this respect it is considered the proposed use of part of the building to include a Substance Misuse service is not dissimilar to the existing use of the building as a Social Services Day Care Centre for mental health issues.

Cont....

Application No. 14/0702/LA Continued

The description of how the Centre is run as described above will ensure that the proposed use is compatible with surrounding land uses. The service provided is by appointment only and is not a 'drop in' centre and as such it is not considered the proposed development would have an unacceptable impact upon the amenity of the occupiers of adjacent properties

Policy CW3 of the LDP considers highway implications and in this respect the Highways Engineer has raised no objection to the development.

Comments from Consultees: See above.

Comments from public: None.

Other material considerations: It is noted the application is located within the Rhymney Conservation Area but as there are no changes to the external appearance of the building and so the proposal will preserve the character and appearance of the area.

In conclusion, it is considered the proposed development does not conflict with local plan policies and as such is acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

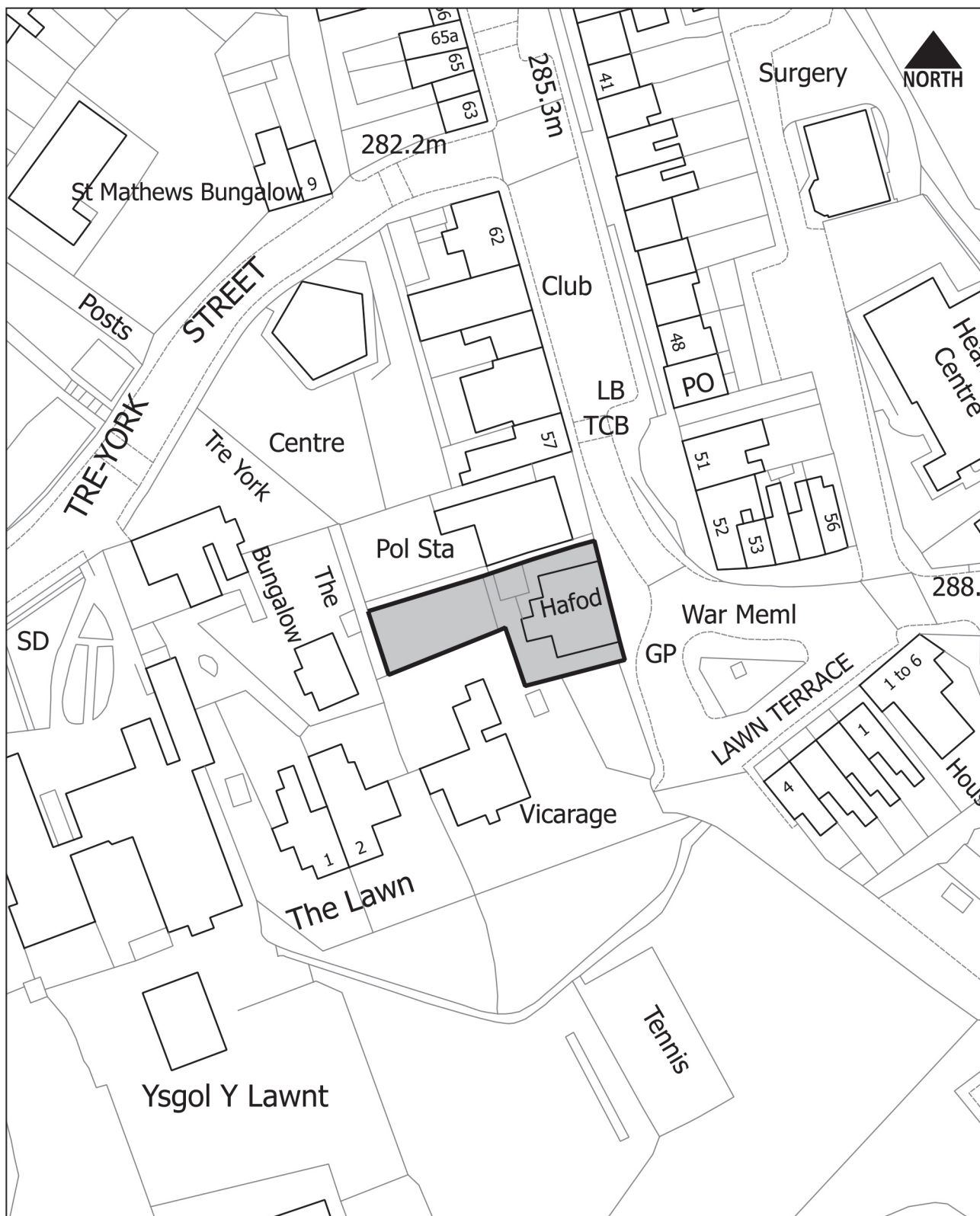
This permission is subject to the following condition(s)

- 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.

Advisory Note(s)

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

The applicant is advised of the comments of Dwr Cymru/Welsh Water.



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Agenda Item 13

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0754/NCC 31.10.2014	Dylan Jones Retail C/o RPS Cardiff Park House Greyfriars Road Cardiff CF10 3AF	Vary Condition 08) of planning consent 14/0210/COU to reduce the maximum length of delivery vehicles and remove Condition 09) Gwent Constabulary Nelson Police Station Dynevor Terrace Nelson Treharris CF46 6PD

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application site is situated on the western side of Dynevor Terrace approximately 150m from the roundabout at High Street.

Site description: The application property is a single storey rendered building with a slate roof which is a purpose built building formerly used as a Police Station. The building currently comprises a public reception room to the front with offices behind and a double integral garage to the rear. It is sited at the southern end of the Town Centre car park with a vehicle repair garage to the south, dwellings to the east and west and the car park and then the main bus terminal to the north. The site is also fronted by Dynevor Terrace, which is the Classified B4225 main road from Gelligaer, Trelewis and Bedlinog to the A472 and A470 to the south west. Planning consent for the change of use of the property to a hot food takeaway was recently granted under application reference number 14/0210/COU.

Development: The application seeks consent to vary Condition 08) and remove Condition 09) of consent 14/0210/COU. Condition 08) restricts the length of delivery vehicles to the property to 10.5m whilst Condition 09) requires improvements to the lay-by to the front of the building in order to accommodate those vehicles. The applicants have stated that all deliveries to the premises can be made using a rigid body vehicle with a maximum length of 7.2m and as such improvements to the lay by are not necessary.

Cont....

Application No. 14/0754/NCC Continued

PLANNING HISTORY

P/97/0597 - Erect new police station - Granted 11.09.97.

14/0210/COU - Change use of the Former Nelson Police Station (sui generis) to a pizza delivery/takeaway (Use Class A3) - Granted 07.08.14.

14/0614/ADV - Erect 1 No. internally illuminated fascia text sign with non-illuminated white underline, 1 No. internally illuminated fascia tile logo signs and 1 No. internally illuminated projecting sign - Not yet determined.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

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

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

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 subject to a condition controlling the type of delivery vehicle.

Head Of Public Protection - No objection.

Cont....

Application No. 14/0754/NCC Continued

Nelson Community Council – Expresses concern regarding how the size of delivery vehicles would be monitored and what sanctions could be applied.

ADVERTISEMENT

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

Response: At the time of writing the report no objections have been received. Any objections received prior to the application being heard at Committee will be brought to the attention of Members at the Committee.

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.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The conditions referred to in this application were imposed in order to ensure that sufficient provision was made for deliveries to the property in the interests of highway safety. In that regard the main point to consider in the determination of this application is whether the existing lay-by is capable of accommodating the size of delivery vehicle suggested by the applicant and consequently whether any improvements are required. In support of the application the applicant has submitted a swept path analysis plan showing the 7.2m long rigid body vehicle entering and exiting the current lay-by from both directions thereby indicating that no improvements are required.

Cont....

Application no. 14/0754/NCC Continued

This plan has been assessed by the Transportation Engineering Manager who is satisfied that the lay-by can accommodate the vehicles without improvements and as such the proposal is acceptable from a highway safety perspective.

In order to ensure that deliveries continue to be acceptable in planning terms, Condition 09) now needs to be amended in order to retain control over the size of vehicles that can be accommodated within the lay-by. As such the wording should be amended to a maximum length of 7.2m.

In conclusion it is considered that the details submitted indicate that the proposal is acceptable in highway safety terms and it is also considered that the proposal would actually lead to less disruption to the residents in relation to both the engineering works that would have been required to the lay-by and in terms of the size of vehicle that will be delivering to the premises.

Comments from consultees: With regard to the concerns expressed by Nelson Community Council, Members are advised that should any complaints be received in respect of the size of vehicles then the site would need to be monitored to assess compliance with the conditions. If there is any breach of the conditions then enforcement action can be taken.

Comments from public: None at the time of report preparation.

Other material considerations: The applicant has stated that this will not lead to an increase in the number of deliveries to the property.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. B8310-AEW-14017-00-DR-PRELIM-001 and letter received from RPS dated 22nd May 2014.
Drawing No. JPW0366-001 received on 22nd April 2014 and Drawing No. DPNELSON.1/01 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 14/0754/NCC Continued

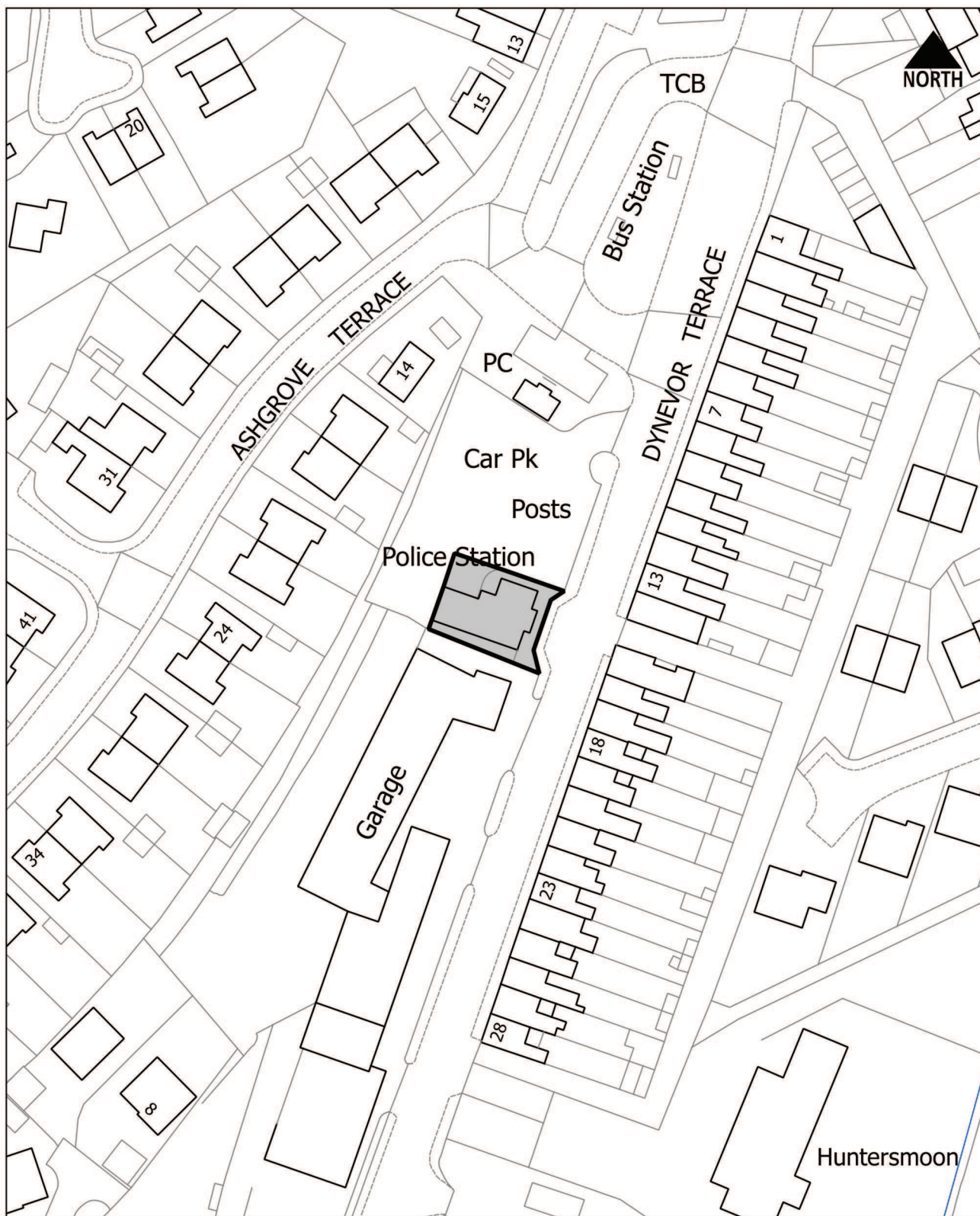
- 03) No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the building and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area.
- 04) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.
REASON: In the interests of the amenity of the area.
- 05) Unless otherwise agreed in writing with 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.
- 06) The use hereby permitted shall not be open to customers outside the following times: 11.00 hours to 23.00 hours Monday to Sunday.
REASON: In the interests of residential amenity.
- 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 completed in accordance with the agreed details prior to the use hereby approved commencing and 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.
- 08) Articulated vehicles associated with the use hereby approved shall not deliver to the premises. Delivery vehicles shall be limited to a rigid trailer type vehicle (FTA Design LG Rigid Vehicle) not exceeding 7.2m in length.
REASON: In the interests of highway safety.

Cont....

Application No. 14/0754/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: SP6, CW2 and CW3.



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Agenda Item 14

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0534/RET 14.10.2013	Mr C Pugh The Meadows Gypsy Lane Groeswen Cardiff CF15 7UN	Retain horse stable and tack room with bat mitigation provision, retain existing house and regularise garage and external works including main entrance and driveway lighting The Meadows Gypsy Lane Groeswen Cardiff CF15 7UN

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: At the south-western side of Gypsy Lane, Caerphilly.

Site description: The site consists of a detached house with a detached garage and extensive ground works that sit both inside and outside of the domestic curtilage of the host dwelling with some works extending in to the open countryside.

Development: Retain horse stable and tack room with bat mitigation provision, retain existing house, and regularise garage and external works including main entrance and driveway lighting.

Dimensions: Extension - 13.18 metres wide, by 3.66 metres deep and 7.75 metres high to the ridge at its highest point.

Conservatory - The conservatory is a wrap around style that measures 2.435 metres wide at its narrowest point and 7.55 metres wide at its widest point, by 3.39 metres deep at its shallowest point and 8.16 metres deep at its deepest point and 3.8 metres high to the ridge.

Garage - 12.1 metres wide, by 9.3 metres deep and 7.3 metres high to the ridge and 9.0 metres high to the clock tower.

Entrance gates, piers and walls - The total length of the gates, piers and walls would be approximately 36 metres long, varying in height between 2.5 and 3.2 metres.

Cont....

Application No. 13/0534/RET Continued

Driveway, paths and lighting - The driveway measures approximately 73 metres in length and would be 23 metres wide at its widest point where the driveway splits. There are numerous other paths that have been constructed on site. It should be noted that no details of the associated lighting constructed on site have been submitted.

Stables - 11.875 metres wide, by 8.045 metres deep, by 4.645 high to the apex of the stables and 5.509 metres high to the apex of the tack room.

Paddock - The proposed paddock would measure approximately 45 metres wide by 28 deep.

Curtilage extension - The resultant curtilage would measure approximately 67 metres wide from the south-western boundary to the edge of the 'roundabout' and 46 metres deep from the south-eastern boundary to the indicative paddock timber stock boundary fencing.

Materials: Extension - buff facing brick and red roof tiles.

Conservatory - brown upvc and a buff brick dwarf wall.

Garage - buff facing brick and red roof tile.

Entrance gates, piers and walls - External finishes of the proposal would be locally sourced stone walls, brickwork walls to match the host dwelling, oak gates and brickwork piers with reconstituted stone capping.

Driveway, paths and lighting - External finishes of the proposal would be natural loose stone driveway and paths. The lighting would be Victorian style street lights powder coated green.

Stables - External finishes of the proposal would be brickwork dwarf walls and roof tiles to match the existing house and garage, vertical lapped timber to the upper stable walls, natural stone tack room walls and timber doors.

Paddock - The proposed paddock would be enclosed by half-round timber stock control fencing.

Ancillary development, e.g. parking: None.

Cont....

Application No. 13/0534/RET Continued

PLANNING HISTORY

08/0187/FULL - Erect replacement dwelling - Granted 30.10.08.

10/0186/RET - Refurbish existing dwelling with extension and garage block as built - Granted 07.10.10.

11/0223/RET - Create entrance gates - piers and walls, ecological pond, fruit orchard, natural surfaced driveway/paths (with associated lighting) and construction of a lambing shed - Refused 16.02.12.

11/0849/RET - Retain alterations to garage to form annexe building to main house, to include the addition of two dormer windows, roof mounted clock tower and weathervane unit, and to replace garage door with upvc glazed unit for the purpose of providing additional space (overspill space) associated to the use of the main dwelling - Withdrawn.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is outside the settlement boundary.

Policies:

SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) and NH1 (Special Landscape Areas).

NATIONAL POLICY:

Planning Policy Wales (2014).
Technical Advice Note 12: Design (2009).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

Cont....

Application No. 13/0534/RET Continued

COAL MINING LEGACY

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

CONSULTATION

Minerals Officer - Raises no objection on mineral safeguarding grounds providing that all development is ancillary to the main house.

Countryside And Landscape Services - Raises objection to the proposals on the following grounds:

The alterations to the garage and house and the construction of a stable block incorporating two stables and a tack room, the entrance gateway and lighting columns are of most significance in this instance. The scale and massing of such buildings is such that they are not in keeping and leads to the domestication and urbanisation of the surrounding open countryside. The development site is within a designated Special Landscape Area, adjacent to a SINIC, the Gypsy Lane Wetland, and a SSSI and its impact upon both should also be considered.

Policies CW2 Amenity, CW4 Natural Heritage Protection, CW15 General Location Constraints and NH1 Special Landscape Areas of the LDP and adopted Supplementary Planning Guidance LDP 10: Buildings in the Countryside, are of particular importance. The domestic or urban style of the hard landscaping and associated lighting columns accompanied by the scale and urban materials used in the construction of the entrance gates, entrance apron, access driveway and the stable block represents an inappropriate erosion of the characteristics of the SLA and therefore detrimentally impacts the visual amenity of the surrounding land.

Transportation Engineering Manager - Raises no objection on the basis that the proposed stables would be ancillary and incidental to the use of the dwelling, and for no other purposes.

Head Of Public Protection - Raises no objection subject to conditions regarding schemes for waste management and the storage of food material.

Senior Engineer (Land Drainage) - Raises no objection subject to a condition regarding surface water and land drainage.

Cont....

Application No. 13/0534/RET Continued

ADVERTISEMENT

Extent of advertisement: Five neighbours notified, site notice posted.

Response: One.

Summary of observations: The neighbouring residents' comments are as follows:

1. The proposed street lighting already in situ glare directly into the windows of the neighbouring property, whilst the entrance and spot lights are unpleasant and piercing, bathing the garden in light.
2. The amount of light is totally out of keeping with the rural area and the 'dark skies' nature of the countryside.

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 issues in this instance.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes. The Council's Ecologist has requested that conditions be attached to ensure that adequate bat provision is provided.

COMMUNITY INFRASTRUCTURE LEVY

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: Although large in size the extensions are in proportion to the host dwelling and the scale of the site and the design is in keeping with that of the surrounding area. The extension has a modern design that compliments the existing dwelling and maintains an adequate area for amenity space and parking provision.

Cont....

Application No. 13/0534/RET Continued

Both the two-storey extension and the conservatory have pitched roofs and have been constructed of materials that are in keeping with the existing. It should also be noted that there would be no unacceptable impact on the amenity of the adjacent properties or land than the existing situation. The proposal would not result in the over-development of the site as ample amenity space would remain and it would have no detrimental impact on the safe, effective and efficient use of the transportation network. When considering the context of the site the proposal conserves the character of the Special Landscape Area.

Whilst the garage contains first floor accommodation it should be noted that this element of the building along with its overall dimensions were previously approved under planning consent 10/0186/RET. As such it is the addition of the two rear dormer windows and the clock tower that are in addition to what has been previously approved. When considering these elements it is felt that whilst introducing further domestic features to an outbuilding in the countryside they do not impact upon the character of the area or the existing domestic nature of the building to an extent that would warrant refusal in this instance. As such the garage is considered to be in proportion to the scale of the site and its design and materials are in keeping with its surroundings. The garage is not does not impact on the space about the host dwelling or the neighbouring property and it is smaller in scale and subservient to the main dwelling. The garage would not be over dominant in relation to the existing and surrounding properties therefore when considering the context of the existing and surrounding properties and the resulting development it is felt that the proposed garage is acceptable in this instance. It should also be noted that there would be no unacceptable impact on the amenity of the adjacent properties or land and the proposal would not result in the over-development of the site. The proposal would have no detrimental impact on the safe, effective and efficient use of the transportation network. When considering the context of the site the proposal conserves the character of the Special Landscape Area.

The proposed entrance gates are of a scale and design that are in keeping with the residential nature of the host dwelling and are of type and scale prevalent at several large residential properties located in the countryside within the County Borough. They are constructed of materials that match those of existing development and are appropriate for its location reinforcing the sense of place. The gates improve the privacy and security of the host property but whilst being of a large scale it should be noted that a large proportion of the gates would be classed as permitted development with only small elements of the proposal exceeding thresholds whereby planning permission is required. When considering the context of the site it is felt that the proposal is acceptable in this instance and conserves the character of the Special Landscape Area.

Cont....

Application No. 13/0534/RET Continued

With regard to the proposed curtilage extension the LPA must first consider the fall-back position for the applicant. Aerial photographs of the site detail caravan storage within the proposed residential curtilage, whilst the 2008 consent, which was extant at the time of this application's submission, approved a much larger curtilage than is being applied for in this instance. Any domestic hard landscaping features that exist outside of this area can be requested to be removed by way of condition, thereby retaining control over any concerns regarding the use of the land as domestic garden. Similarly, a condition is recommended restricting permitted development rights within what will become the lawful curtilage of the property. This leaves only the driveway that would fall outside the original curtilage as detailed on the 2010 consent and is not considered to be sufficient to warrant refusal in this instance.

The proposed stables and tack room (all contained within a single building) are in proportion to the scale of the site and their design is in keeping with its surroundings. Whilst brickwork walls are proposed for the stables it is felt that they are in keeping with the host dwelling and the garage building and, whilst being domestic in nature, would not have detrimental impact on the character of the SLA to warrant refusal in this instance. It should also be noted that there would be no unacceptable impact on the amenity of the adjacent properties or land and the proposal would not result in the over-development of the site. The proposal would have no detrimental impact on the safe, effective and efficient use of the transportation network subject to condition.

With regard to the lighting, the additional lighting is visible from the surrounding area. Consequently, the lighting will give rise to unacceptable impact upon the SLA and the surrounding open countryside. Section 13.13.2 of Planning Policy Wales (2014) refers to the reduction of light pollution with particular reference to a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to:

- Protect the natural and historic environment including wildlife;
- Retain dark skies where appropriate;
- Prevent glare and respect the amenity of neighbouring land uses; and
- Reduce the carbon emissions associated with lighting.

Whilst there are no objections in principle to the presence of the lamp stands as structures from a visual amenity perspective it is considered that the lighting scheme as proposed exceeds the minimum level required for security or working purposes and does not prevent glare or respect the amenity of neighbouring land uses.

Cont....

Application No. 13/0534/RET Continued

It would also increase lighting in this SLA and therefore the lighting element of this scheme is strongly opposed, as consequence of being contrary to Planning Policy Wales (2014). As such a condition has been attached preventing the illumination of the lamp stands.

Comments from consultees: The comments of the consultees can be accommodated by conditions and the objections of the Countryside and Landscape Manager have been considered above.

Comments from public: The Council's response to the neighbouring residents' comments is as follows:

Whilst the Council supports the neighbouring residents' comments in relation to the street lamps it should be noted that the security lighting and low level lighting is relatively minor by comparison and is acceptable from a planning point of view. A condition has been attached preventing the lighting of the street lamps.

Other material considerations:

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority. REASON: In the interests of visual amenity.
- 02) 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, no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted without the approval of the Local Planning Authority other than those indicated on the approved plans. REASON: To retain the open character of the development in the interests of visual amenity.

Cont....

Application No. 13/0534/RET Continued

- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no garages shall be erected other than those expressly authorised by this permission.
REASON: In the interests of visual amenity.
- 04) 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 garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: To ensure adequate control over the development.
- 05) The use of the garages and first floor accommodation hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwelling and for no other purpose.
REASON: To ensure adequate control over the development.
- 06) The use of the stables and tack room hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwelling and for no other purpose.
REASON: To ensure adequate control over the development.
- 07) All works relating to the provision of bat roosts and including provision of access points, bat boxes and planting of trees associated with the stable block shall be undertaken under the supervision of an appropriately qualified bat consultant. Within 6 months of the completion of these works, a report shall be submitted to the Local Planning Authority confirming the full implementation of the bat mitigation, measures.
REASON: To ensure sufficient measures have been provided to safeguard protected species.
- 08) Unless otherwise agreed in writing with the Local Planning Authority, no external lighting shall be fixed to the rear elevation of the garage or to any elevations of stableblock.
REASON: To ensure lighting levels around the stable block remain dark to minimise disturbance to protected species.

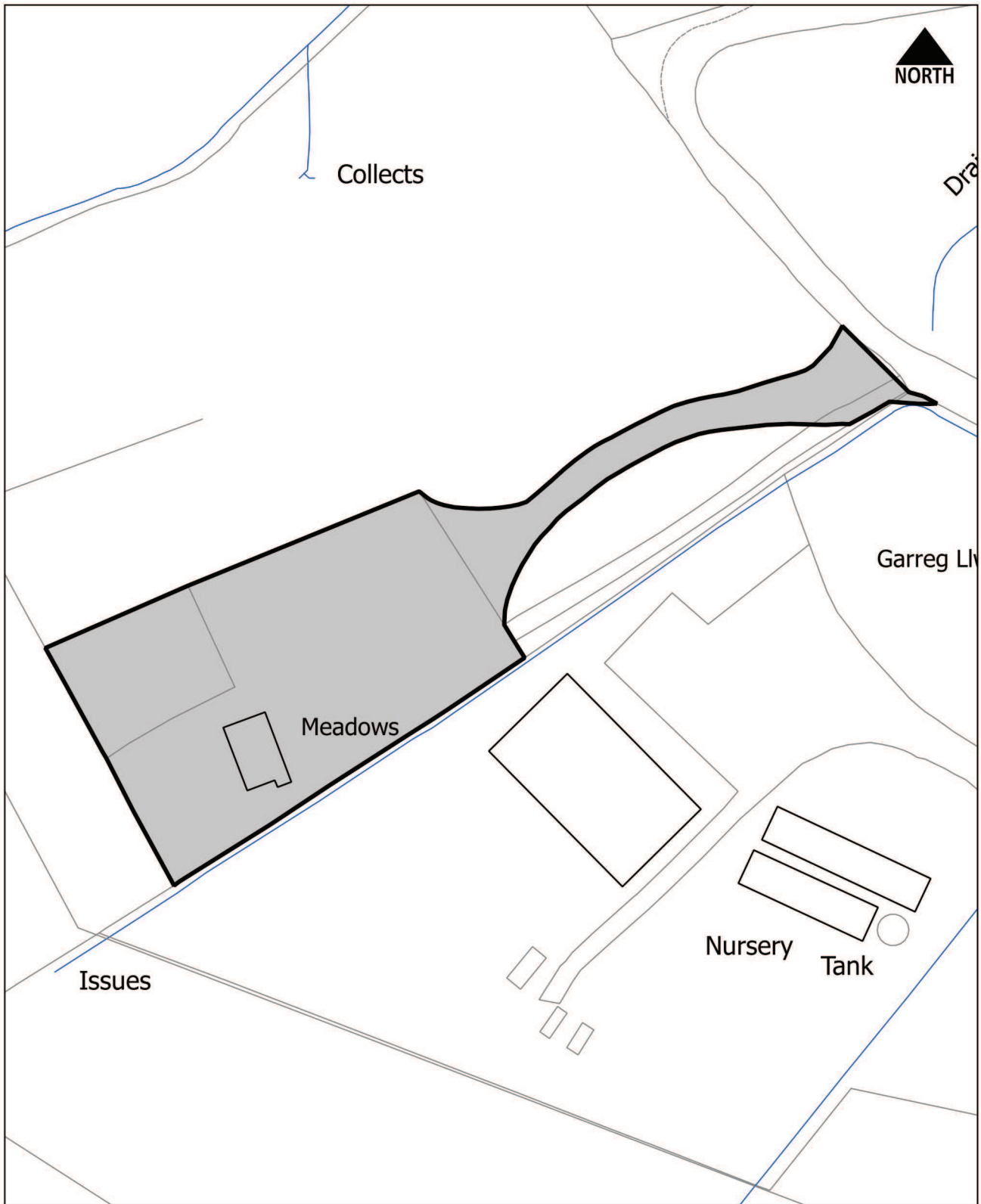
Cont....

Application No. 13/0534/RET Continued

- 09) Within 6 months of the completion of the stable block, details of bat surveys by a competent bat ecologist to monitor the new bat roosts within the development hereby approved in years 3 and 5 after the completion of the development shall be submitted to and agreed in writing by the Local Planning Authority. The monitoring shall be carried out fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The results of the monitoring surveys shall be submitted to the Local Planning Authority at the end of each year of monitoring along with details of any proposed remedial measures to improve the mitigation scheme arising from the survey results. The approved remedial measures shall be implemented.
REASON: To provide information on the success of the bat roost mitigation and to make amendments to ensure the success of the scheme where necessary, in the interests of biodiversity.
- 10) The external lighting posts as indicated on Drawing No. 2022-PA-14, received 19th July 2013, shall not be illuminated at any time.
REASON: In the interests of visual amenity.
- 11) This consent does not grant any permission for a residential curtilage beyond the extent of the area delineated by a red line on Drawing No. 2022-PA-15 received by the Local Planning Authority on 8th May, 2014.
REASON: For the avoidance of doubt as to the extent of this consent.

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: SP6, CW2 and CW4.



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Agenda Item 15

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0440/FULL 22.07.2014	Taylor Wimpey & Paul Wells Eastern Business Park Building 2 Wern Fawr Lane St Mellons Cardiff CF3 5EA	Erect two residential dwellings and provide associated road and landscaping Land Adjacent To Pontypandy Lane Caerphilly

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located in the south-western corner of the Mackworth Grange Housing Estate which is currently under construction. This estate is located south of the former Catnic factory off Pontygwindy Road. This site is situated approximately a mile to the north of Caerphilly Town Centre, whilst the Pwll-y-Pant Roundabout is 470 metres to the north-west.

Site description: The land is currently an overgrown former commercial site served from Pontypandy Lane. This area is located on the boundary of the larger site, known as Mackworth Grange, where it abuts Pontypandy Lane. To the north and east is housing under construction, to the south are existing housing areas, and to the southwest is the Pentecostal Church building which is served from Pontypandy Lane.

Development: This application is for two detached houses and a pair of semi-detached double garages, which would be served from a cul-de-sac on the Mackworth Grange construction site. The developer advises that this area of the overall development will probably commence construction at the end of this year or the beginning of 2015.

Dimensions: The dwellings are rectangular in shape; one slightly larger than the other at 94 and 72 square metres floor areas respectively. The garage would have floor area of 82 square metres. The designs of these dwellings are similar to those that have been approved as part of the wider Mackworth Grange development.

Materials: The buildings are to be finished in red facing brick and brown coloured concrete roof tiles.

Cont....

Application No. 14/0440/FULL Continued

Ancillary development, e.g. parking: Access to the plot is from a shared private driveway, at the end of a cul-de-sac, and includes two parking spaces for each dwelling within the garages, and three other spaces on driveways.

PLANNING HISTORY

5/5/92/0631 - Erect dwelling house - Refused 19.11.92.

5/5/93/0667 - Erect dwelling - Refused 09.12.93.

12/0860/RM - Seek approval of the reserved matters of layout, scale, appearance and landscaping in connection with the residential development of 142 dwellings and associated works approved under planning permission P/04/1325 - Granted 04.11.13.

13/0433/FULL - Erect a four bedroom dwelling - Refused 02.09.2013.

14/0399/FULL - Erect one residential dwelling and associated road and landscaping - Granted 07.08.14.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is not allocated for any specific use but is within the settlement boundary.

Policies: The following policies are relevant to this application; Policies CW2 - Amenity and CW3 - Highways.

NATIONAL POLICY Planning Policy Wales (Ed.7). TAN 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site falls within a former mining area, and a coal mining risk assessment was submitted.

Cont....

Application No. 14/0440/FULL Continued

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions and makes comments of which the applicant should be advised.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to conditions and makes comments of which the applicant should be advised.

Dwr Cymru - No objection subject to conditions and makes comments of which the applicant should be advised.

The Coal Authority - No objection but makes comments of which the applicant should be advised.

Principal Valuer - No adverse comments.

Glam/Gwent Archaeological Trust - No objection but makes comments of which the applicant should be advised.

Countryside And Landscape Services - No objection subject to conditions and makes comments of which the applicant should be advised.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of site notice and direct consultation with seven neighbouring properties.

Response: One letter of objection has been received from nearby residents.

Summary of observations:

- The nearby residents indicate that they wish to object to this application for the same reasons that they objected to the larger Mackworth Grange site, i.e. on the grounds of access, flooding and privacy. Additionally, they refer to other matters
- specific to this site that they either object to or have concerns:
- The existing shed on site is made of asbestos, and the demolition should be carried out in accordance with the relevant regulations.

Cont....

Application No. 14/0440/FULL Continued

- Pontypandy Lane to the south of this site is a private lane and there should be no vehicular or pedestrian access to it from the site.
- The site has been the subject of unauthorised activities over a number of years to which there has been a lack of enforcement action by the council.
- The final land levels of this site should be established prior to consent being granted.
- Adequate drainage should be achieved to prevent Pontypandy Lane from becoming flooded.
- The privacy of 'Ty Bedol' should be protected with no overlooking by other 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? It is not considered that the issues of crime and disorder will be adversely affected by the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No European protected species implications following a survey, but the site and the surrounding landscape still have some wildlife habitat potential, and the council's ecologist comments that conditions should be attached to control development and provide mitigation to enhance the habitat of protected species, and an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes, the development is subject to the requirements of the Community Infrastructure Levy (CIL). It is for new residential floorspace and is not subject to any of the mandatory or discretionary exemptions. The site is located within the Higher Viability Area, and as such CIL is charged at a rate of £40.00 per square metre. The new houses have internal floor areas totalling 330 sq.metres, and a pair of garages totalling 82 sq.metres which will give a figure of $452 \times £40 = £18,080.00$.

Cont....

ANALYSIS

Policies: The application site is on land immediately adjacent to a site which was included within the Adopted Local Development Plan as an identified residential site, which is an integral part of the Plan's Housing Strategy. Planning permission for residential development has been sought on this site for over twenty years, but the previous applications have always sought to use Pontypandy Lane as the only means of access, and this was consistently found to be inadequate to serve new development at this site. This proposal seeks to utilise the alternative access via the Mackworth Grange housing site, with no access sought to or from Pontypandy Lane.

The policies of relevance are CW2 and CW3. Policy CW2 relates to amenity considerations and contains a number of criteria. Those applicable to this proposal relate to (i) its impact on the amenity of adjoining properties/land; (ii) whether it constitutes over-development of the site; and (iii) the compatibility of the development in respect to the surrounding land-uses. With regard to the first criterion the land abuts or will abut residential development to the north, east and south. There is also an application currently with the Department for a further two houses on the land to the south. The proposed dwelling will not adversely impact on the residential amenities of any of these properties. As such this criterion is complied with.

With regard to the issue of overdevelopment, the site measures 0.25 acres, which would give a density of 8 dwellings to the acre. This figure is considered to be low/medium in housing density terms. The submitted layout shows the houses well located within the site and have reasonable garden space at the front and rear of the dwellings. There is also adequate on-site parking and access space, to serve the houses. On this basis the second criterion of relevance is also satisfied.

In respect to the issue of compatibility with surrounding land-uses, it is evident that the area is, or will shortly become, predominantly residential in nature, as such it will accord with the character of its surroundings.

TAN 12 relates to design considerations. In this respect the house types chosen are very similar in style to those approved on the adjoining housing development and consequently the property will fit into the built vernacular.

In the circumstances there are no policy objections.

Cont....

Application No. 14/0440/FULL Continued

Comments from Consultees: None of the standard consultees raise objections which could sustain a refusal of permission. Some had concerns which required the imposition of conditions to be attached to any consent granted, to ensure that it is controlled to an acceptable level.

Comments from public: The objections and concerns of the nearby neighbours are responded to as follows:

The access is achieved via the network of roads on the Mackworth Grange housing estate with no indication that any access would be created to or from Pontypandy Lane.

The Senior Engineer (Land Drainage) is satisfied that the site can be adequately drained, without risk of flooding to neighbouring land or property. Neither of the proposed dwellings would result in any privacy infringements to either existing dwellings or any of the proposed neighbouring dwellings on the new housing estate. The demolition of the existing shed with any implications in respect of asbestos, is a matter that is controlled under other legislation. Pontypandy Lane to the south of this site is a private lane and access to or from the site is a private matter and not one which the Local Planning Authority should be involved in. In respect of the allegation that there has been a lack of enforcement action by the council, it should be noted that in respect of this particular site there has been no activity that warranted enforcement action for at least over ten years. The final land levels of this site will be controlled by planning condition.

The level of privacy to be expected at neighbouring properties would not be compromised by the proposed dwellings.

Other material considerations: The hedgerow along the boundary with Pontypandy Lane would be the subject of schemes to be submitted that manage and enhance the boundary treatment. The site is wholly accessed from the Mackworth Grange housing development and adequately provided with a sufficient level of car parking within the site.

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.

Cont....

Application No. 14/0440/FULL Continued

- 02) The proposed vehicular driveway shall have a gradient not exceeding 12.5% (1 in 8). The driveway shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority, shall be completed prior to beneficial occupation of the development and maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 03) The access to serve the proposed development shall be not less than 4.1m wide, which shall be maintained free of obstruction so that vehicles can both enter and leave the site in a forward gear at all times.
REASON: In the interests of highway safety.
- 04) Notwithstanding the submitted plans, six off-street parking spaces shall be provided within the curtilage of the site in accordance with details to be agreed with the Local Planning Authority. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 05) 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 garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
REASON: In the interests of highway safety.
- 06) Rainwater run-off shall not discharge into the highway surface-water drainage system.
REASON: In the interests of highway safety.
- 07) 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. 14/0440/FULL Continued

- 08) 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.
- 09) 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.
- 10) 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.
- 11) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 12) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.

Cont....

- 13) Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese knotweed on site. The treatment of Japanese knotweed shall be carried out in accordance with the approved details.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act". Japanese knotweed (*Fallopia japonica*/*Polygonum cuspidatum*) is included within this schedule. All Japanese knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.
- 14) Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Himalayan Balsam on site. The treatment of Himalayan Balsam shall be carried out in accordance with the approved details.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act." Himalayan Balsam (*Impatiens glandulifera*) is included within this schedule.
- 15) Prior to the commencement of works associated with the development hereby approved, a 5-year hedgerow management plan, which shall include details of the timing of its implementation shall be submitted to the Local Planning Authority for approval. Thereafter the development shall be carried out in accordance with the agreed scheme.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

Cont....

Application No. 14/0440/FULL Continued

- 16) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and replacement of hedgerows within the site, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 17) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 18) Prior to the commencement of works on site details of the garden boundary fence to be erected along the inside of the existing hedgerow, in order to exclude it from within the garden boundaries, shall be submitted to the local planning authority for approval. The approved details shall be complied with and shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To ensure the protection and retention of the hedgerow.
- 19) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new dwellings hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) and TAN 5 Nature Conservation and Planning (2009).

Cont....

Application No. 14/0440/FULL Continued

- 20) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nesting sites for birds (House Sparrow, House Martin, Starling and Swift) on the new dwellings hereby

approved, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.

REASON: To provide additional nesting opportunities for house-nesting birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) and TAN 5 Nature Conservation and Planning (2009).

- 21) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the buildings 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 residential and visual amenity of the area.

Advisory Note(s)

Please find attached the comments of The Coal Authority, Council's Ecologist, Dwr Cymru/Welsh Water, Glamorgan Gwent Archaeological Trust and the Transportation Engineering Manager 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: CW2 and CW3.

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Agenda Item 16

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0654/COU 01.10.2014	William Hill Organisation Ltd C/O Nathaniel Lichfield & Partners Ltd Mr A Evans Helmont House Churchill Way Cardiff CF10 2HE	Change the use of the ground floor from Use Class A1 to Use Class A2, including erection of a new shopfront, installation of 3 no. external louvres and a satellite dish 42 Cardiff Road Caerphilly CF83 1JQ

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: On the eastern side of Cardiff Road at the junction with Windsor Street, Caerphilly.

Site description: 42 Cardiff Road is a two-storey corner building located in a prominent location at the junction of Windsor Street and Cardiff Road within the identified Principal Town Centre of Caerphilly.

Development: Change the use of the ground floor from Use Class A1 to Use Class A2, including erection of a new shopfront, installation of three external louvres and a satellite dish.

Dimensions: External dimensions of the property would remain unchanged.

Materials: The shopfront will be constructed of powdercoated blue aluminium, the entrance door will be anodised silver and the pilasters also powder coated blue.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

5/5/94/0072 - Provide landscape & environmental works in association with highway improvements - Granted 15.09.94.

P/00/0197 - Erect shop sign – Refused 12.06.00.

Cont....

Application No. 14/0654/COU Continued

07/1577/ADV - Erect two fascia signs - Granted 13.02.08.

14/0655/ADV - Install 2 x internally illuminated fascia sign 1x internally illuminated double sided projecting sign - Granted 24.11.14.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Land within the settlement boundary and a principal town centre (policy CM1.5).

Policies:

SP5 (Settlement Boundaries), CW14 (Use Class Restrictions - Retail), CW2 (Design Considerations - Amenity) and CW3 (Design Considerations - Highways).

Supplementary Planning Guidance LDP 12 (Shop Fronts and Advertisements).

NATIONAL POLICY

Planning Policy Wales (2014).

Technical Advice Note 4: Retail and Town Centres.

Technical Advice Note 23: Economic Development.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The property is within the Coal Authority referral area but this type of application does not require the submission of a report.

CONSULTATION

Strategic & Development Plans - Raises no objection on balance when considering the positive benefits of the proposal against any negative impacts of the loss of an A1 use.

Cont....

Application No. 14/0654/COU Continued

Transportation Engineering Manager - Raises no objection

Head Of Public Protection - Raises no objection.

ADVERTISEMENT

Extent of advertisement: Twelve neighbours notified, site notice posted.

Response: One.

Summary of observations: The comments of an agent representing clients within Caerphilly are as follows:

1. No objection is raised to the associated alterations at the premises with the objection confined to the proposed change of use.
2. The vacancy rate is below the threshold which would permit the change of use of A1 retail premises to other uses and has been below this threshold for at least the last 12 months.
3. The introduction of an arbitrary segmentation between Cardiff Road and Castle Court detailed in the submitted planning statement is not supported by the Council's planning policy or the Caerphilly Town Centre Action Plan which seeks to provide a less disjointed quality shopping experience through improved pedestrian links between the two shopping areas.
4. Argues that the decision whether to grant planning permission should be taken in strict accordance with planning policy unless material considerations indicate otherwise.
5. Argues that the two material considerations outlined by the applicant, namely that the loss of a retail use is preferable to a vacant unit and that the A2 use will bring an increased vitality and footfall to the town centre, are flawed and makes reference to an appeal decision which concluded that a proposed betting shop would not contribute to the vitality or interest of the area.
6. States that the proposal would increase a run of non-retail uses in Cardiff Road which would not only be contrary to planning policy but seemingly unnecessary as there are several existing non-retail permissions in the vacant units already in existence on Cardiff Road.

Cont....

Application No. 14/0654/COU Continued

7. Reference is also made to the National Planning Policy Framework.

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 issues in this instance.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No European protected species implications and therefore no comments required from Council's Ecologist.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The Council's Local Development Plan 'Objective 22' seeks to "Maintain the vitality, viability and character of the County Borough's town and village centres, and re-establish them as a focus for economic activity and community pride". Key to this Objective is promoting footfall and allowing change to increase economic activity.

In assessing this application for change of use from A1 retail to an A2 use, in the principal centre, the key considerations are given to Policy CW14.

Policy CW 14 provides policy constraints that aim to maintain the character, vitality and viability of the principal town centres, through placing restrictions on changes to the use of A1 retail units to other uses, unless the centre as a whole has been subject of a vacancy rate greater than 10% over a period exceeding the previous 12 months.

In terms of Policy CW14, the last recorded vacancy rate (October 2014) is under 10%, as it was previously in October 2013. The latter year was the first year in six that it had dropped below 10%. In respect of Policy CW14, the proposal to change the use of the ground floor of the premises to an A2 use would be contrary to the policy.

Cont....

However, it is important to consider the positive effects an operating unit will have over a potentially empty unit and from this perspective consideration needs to be given to whether the unit meets the intentions of Objective 22 in promoting footfall and increasing economic activity. An empty unit does not promote footfall, whereby a unit in occupation will have benefit to some degree. In this case the proposed use is for a Class A2 use, of which the applicant has subsequently more specifically identified it as use by a betting shop. Whereas the impact on footfall generated by most A2 uses would be unlikely to be significant, it is considered that the footfall generated by a betting shop, would be of greater benefit to the vitality of the retail centre than a vacant unit.

In view of the above there are a number of key factors that are essential to determining this application:

- (a) The application is contrary to criterion a of Policy CW14 (the 10% vacancy rate referred to above);
- (b) The unit has been vacant for a period of approximately 18 months;
- (c) The unit is located in a key location within the town centre of Caerphilly;
- (d) An A2 use should be located within the town centre;
- (e) An A2 use at this key location is likely to generate more footfall than a vacant unit;
- (f) The enhancement of the shopfront will benefit the street scene, which is a material consideration;
- (g) A new unit will generate employment in the town centre;
- (h) The changing nature of our town centres during the economic downturn; and
- (i) The LDP 1st review will need to explore the way in which our town centres will diversify in the future.

The change of use is contrary to policy CW14 (criterion a). That being said, as the site has been vacant for a considerable period of time, this could highlight that the composition of retail uses along Cardiff Road is changing and this needs to be considered in light of the LDP Review.

It is acknowledged that the two other properties within this retail block are non A1 and that the change of use of 42 Cardiff Road would reflect the existing retail uses in the block.

The fact that this unit has been vacant for 18 months seems to indicate that there is currently little demand for an A1 property at this location; however, there could be other economic factors that make this property unattractive to prospective A1 retailers (e.g rates, rental values, marketing).

Cont....

Whilst the unit is vacant it does not generate any footfall within the town, however, there is likely to be an increase in footfall were the unit to be occupied.

The improvements to the shop front at this key location would improve the street scene considerably. Specifically, it will remove a run down shopfront, introduce an active frontage on this key corner building at the junction of Cardiff Road and Windsor Street and improve the street scene in general.

TAN 23 Economic Development indicates that economic aspects of all forms of development and planning decisions should be made in a sustainable manner and should balance social, environmental and economic considerations. The proposed change of use would bring a vacant property back into economic use, and create employment in the town.

On balance therefore, the beneficial economic and environmental considerations that would be realised by this property being upgraded and brought into beneficial use, outweighs the negative impact that the vacant unit has on the street scene at this prominent location. Therefore the proposed change of use is recommended for approval on this basis.

The proposed shopfront and external alterations would be in proportion to the scale of the site and their design and materials are in keeping with the surroundings. The proposed fascias and stall risers respect the scale, design and architectural features of the building as a whole, and of the adjacent properties. Therefore when considering the context of the existing property and the resulting development it is felt that the proposal would be acceptable in this instance. It should also be noted that there would be no greater impact on the amenity of the adjacent properties than the existing situation. The proposal would not result in the over-development of the site and would have no detrimental impact on the safe, effective and efficient use of the transportation network.

Comments from consultees: No objections are raised by statutory consultees.

Comments from public: The Council's response to the comments received is as follows:

Points 1-6 are addressed in the analysis above.

7. It should be noted that this is English guidance that would not apply in this case.

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

Cont....

Application No. 14/0654/COU Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The use hereby permitted shall not be open to customers outside the following times 07:00 and 23:00 hours.
REASON: In the interests of residential amenity.
- 03) No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building(s) and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area.

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.

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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
14/0586/FULL 29.08.2014	Mr P Cotter 24 Mountside Risca Newport NP11 6JG	Erect single storey rear extension 24 Mountside Risca Newport NP11 6JG	Granted 24.10.2014
12/0371/FULL 15.05.2012	Mr N Simmons 40 Pen-y-Cae Mornington Meadows Caerphilly CF83 3BS	Erect two detached three- bedroom houses Land Adjacent To 88 Abernant Road Markham Blackwood	Granted 27.10.2014
14/0584/RET 28.08.2014	Mr G Rowland Ty Coed Derwen Heol Y Felin Cefn Hengoed Hengoed CF82 8FL	Retain external timber decking to rear of property 21 Llancayo Park Bargoed CF81 8TS	Granted 29.10.2014
14/0596/NCC 03.09.2014	Mr C Vaughan 44 Y Cedrwydden Blackwood NP12 1FD	Erect a fence on the front and side boundary 44 Y Cedrwydden Blackwood NP12 1FD	Refused 29.10.2014
14/0597/FULL 04.09.2014	Mr K Mansell 95 Claerwen Gelligaer Hengoed CF82 8EY	Erect wooden fence between properties 95 Claerwen Gelligaer Hengoed CF82 8EY	Granted 29.10.2014
14/0030/RM 14.01.2014	Ms J Adams 3 Felinfach Bedwas Caerphilly CF83 8EZ	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 Land South Of Alma Cottages Bedwas Caerphilly	Granted 30.10.2014
14/0550/COU 07.08.2014	Mrs M P Morley 16 Garrick Drive Thornhill Cardiff CF14 9BG	Change the use of the land for private secure parking Land At Rear Of Bedwas Road Caerphilly	Refused 30.10.2014
14/0551/FULL 12.08.2014	Mr C Lewis 120 Heol-Y-Ddol Caerphilly CF83 3JN	Erect a two-storey side extension and a single-storey rear extension 120 Heol-Y-Ddol Caerphilly CF83 3JN	Refused 30.10.2014

14/0555/NOTD 13.08.2014	Castle Park Developments Mr A James C/o Asbri Planning Ltd Miss K Smith Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Demolish buildings Former Caerphilly Police Station Mountain Road Caerphilly	Notification - Details Approved 30.10.2014
14/0575/FULL 22.08.2014	Senghenydd Youth Drop In Centre The Old Caretakers House Senghenydd Community Centre Gwern Avenue Senghenydd Caerphilly CF83 4HA	Install a 60m high meteorological mast for a period of two years to measure wind speed and direction Land To The East Of Graig-yr-hufen Farm Senghenydd Caerphilly	Granted 30.10.2014
14/0594/FULL 02.09.2014	Mr G Addis 26 Greenacre Drive Bedwas Caerphilly CF83 8HH	Erect two-storey extension to side 26 Greenacre Drive Bedwas Caerphilly CF83 8HH	Granted 30.10.2014
14/0602/ADV 05.09.2014	Tesco Stores Ltd Property Services Cirrus Building Shire Park Welwyn Garden City AL7 1AB	Erect identifying and directional signage to customer 'Click & Collect' pick up location Tesco Stores Ltd Unit 5 Gallagher Retail Park Parc Pontypandy	Granted 30.10.2014
14/0609/FULL 05.09.2014	Miss K Jones 29 Llancayo Street Bargoed CF81 8TE	Extend existing garage 29 Llancayo Street Bargoed CF81 8TE	Granted 30.10.2014
14/0533/FULL 31.07.2014	Mr C Hwer 55 The Crescent Trecenydd Caerphilly CF83 2SU	Erect a two-storey side extension and a single-storey rear extension 55 The Crescent Trecenydd Caerphilly CF83 2SU	Granted 31.10.2014
14/0598/FULL 04.09.2014	Mr & Mrs Quatermaine 3 Heol-yr-Ysbyty Caerphilly CF83 1TA	Erect rear conservatory 3 Heol-yr-Ysbyty Caerphilly CF83 1TA	Granted 31.10.2014

14/0611/FULL 08.09.2014	Natural Resources Wales C/o Arup J H Jones 4 Pierhead Street Cardiff CF10 4QP	Construct flood defences, improve and maintain existing flood defences along the River Ebbw as part of the Risca Flood Risk Management Scheme plus associated engineering operations and landscape works Land On The Northern Bank Of The River Ebbw Between Crosskeys And Pontymister Risca Newport	Granted 03.11.2014
14/0660/NMA 06.10.2014	United Welsh Housing Association Mr P Seaborne Y Borth 13 Beddau Way Caerphilly CF83 2AX	Non-material amendments to remove the footpath/cycleway link to the riverside path, add personal footpath to rear of plots 6 to 9 and substitute brick wall for 2.1 metre high fence to the side of plot 4 approved under planning consent 12/0734/FULL (Demolish existing ambulance station building and erect 9 no. dwellings and associated access, parking and landscaping) Welsh Ambulance Services N H S Trust Caerphilly Ambulance Station Waunfach Street Caerphilly	Granted 03.11.2014
14/0427/COU 08.07.2014	Mr A W Simpson 12 Clavendon Court Stitchill Road Torquay Devon TQ1 1QA	Change the use from A1 (Florist) to A3 (Takeaway) St Jude Hafod-Yr-Ynys Road Hafodyrynys Newport	Granted 04.11.2014
14/0591/FULL 01.09.2014	Mr R Cuddihy 89 Lansbury Avenue Cefn Hengoed Hengoed CF82 7HB	Erect single-storey porch and lounge extension to front elevation and two storey w.c., utility and bedroom extension to side elevation 89 Lansbury Avenue Cefn Hengoed Hengoed CF82 7HB	Granted 04.11.2014
14/0638/RET 24.09.2014	Mr T Roberts 46 West Avenue Trecenydd Caerphilly CF83 2SG	Retain raised decking platform 46 West Avenue Trecenydd Caerphilly CF83 2SG	Granted 04.11.2014

14/0667/NMA 08.10.2014	Mrs S Harper Tir Y Berth Management Committee 11 Duffryn Street Tir-y-berth Hengoed CF82 8AN	Seek approval of non-material amendments to planning consent 13/0561/FULL to provide an additional escape door and three Velux rooflights Tir-y-berth Village Hall Horner Street Tir-y-berth Hengoed	Granted 04.11.2014
14/0530/FULL 04.08.2014	Ms J Ferguson 7 North Rising Pontlottyn Bargoed CF81 9PA	Convert side attached garage into a habitable room 7 North Rising Pontlottyn Bargoed CF81 9PA	Granted 05.11.2014
14/0601/FULL 05.09.2014	Mr D Williams 4 Aster Close Ty Sign Risca Newport NP11 6HL	Erect side extension for garage 4 Aster Close Ty Sign Risca Newport	Granted 05.11.2014
14/0593/COU 02.09.2014	Mr K Mulcahy 24 Sir Stafford Close Caerphilly CF83 3BA	Change the use from a granny annex to a self contained dwelling with associated parking 24 Sir Stafford Close Caerphilly CF83 3BA	Granted 06.11.2014
14/0589/FULL 01.09.2014	Mr D Gilsean 129 Shingrig Road Nelson Treharris CF46 6DU	Erect double garage with pitched roof 129 Shingrig Road Nelson Treharris CF46 6DU	Granted 07.11.2014
14/0522/RET 29.07.2014	Mr R Whittall 5 Park Lane Oakdale Blackwood NP12 0NS	Retain a timber fence on top of existing boundary wall to rear of property 5 Park Lane Oakdale Blackwood NP12 0NS	Granted 10.11.2014
14/0577/FULL 26.08.2014	Mr M Caswell 15 Fothergills Road Phillipstown New Tredegar NP24 6AP	Erect ground floor extension 15 Fothergills Road Phillipstown New Tredegar NP24 6AP	Granted 10.11.2014
14/0619/COU 16.09.2014	Mr R Sheers 26 Lower Row Butetown Rhymney Tredegar NP22 5QH	Convert former GP surgery into 5 flats Victoria Surgery Victoria Road Rhymney Tredegar	Granted 11.11.2014

14/0457/FULL 27.06.2014	Mr K Lewis 14 St Nicholas Court Caerphilly CF83 1DJ	Erect new dwelling 19 Meadow Crescent Caerphilly CF83 1JX	Granted 12.11.2014
14/0603/COU 06.09.2014	Mr P Bhoja Formanta Limited 8-10 Shopping Parade Troed-Y-Bryn Penyrheol Caerphilly CF83 2PX	Change the use from newsagents/general store to cafe (A3) Penyrheol News 4 Shopping Parade Troed-Y-Bryn Penyrheol	Granted 12.11.2014
14/0606/COU 08.09.2014	Davies Wallpapers Ltd Mr A Davies 60 Beaufort Street Brynmawr Blaenau Gwent NP23 6HJ	Refurbish and change the use of existing first floor flat to form 2 No. two-bedroom flats Flat B 10-12 Pentrebane Street Caerphilly CF83 1FR	Granted 13.11.2014
14/0612/RET 09.09.2014	Mr & Mrs R Dowling 20 Salop Street Caerphilly CF83 1FX	Retain change of use of land as domestic garden and for the parking of a screed pump Land Adjacent To 20 Salop Street Caerphilly CF83 1FX	Granted 13.11.2014
13/0532/FULL 18.07.2013	Mr M Williams 2 Britannia Villas Pengam Blackwood NP12 3TF	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. 1-4 Susannah Houses Susannah Road Rhymney Tredegar	Granted 14.11.2014
13/0533/LBC 18.07.2013	Mr M Williams 2 Britannia Villas Pengam Blackwood NP12 3TF	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. 1-4 Susannah Houses Susannah Road Rhymney Tredegar	Granted 14.11.2014

14/0599/FULL 05.09.2014	Mr S Parsons 38 Llwyn-On Crescent Oakdale Blackwood NP12 0ND	Construct two-storey extension 38 Llwyn-On Crescent Oakdale Blackwood NP12 0ND	Granted 14.11.2014
14/0626/FULL 19.09.2014	Mr & Mrs Williams 34 Lon Yr Ysgol Bedwas Caerphilly CF83 8PE	Construct dormer roof extension to the front elevation and insert rear elevation rooflights 34 Lon Yr Ysgol Bedwas Caerphilly CF83 8PE	Granted 14.11.2014
14/0632/RET 22.09.2014	Mr L Hewings 29 Park Crescent Bargoed CF81 8PN	Retain garage 29 Park Crescent Bargoed CF81 8PN	Granted 17.11.2014
14/0613/FULL 09.09.2014	National Resources Wales Ms J Anstey Natural Resources Wales Area Office Graig Y Llan Rudry Caerphilly CF83 3DE	Modify the existing private access road to Cwmcarn Visitor Centre reducing the width, introducing formalised passing places and speed control humps and provide a gateway feature comprising of stone walls, planting and signage Cwmcarn Forest Drive Cwmcarn Newport NP11 7FA	Granted 18.11.2014
14/0624/FULL 18.09.2014	Mr C James Beech Tree Bungalow Waterloo Terrace Road Machen Caerphilly CF83 8NN	Remove existing shed and erect new freestanding single garage Beech Tree Bungalow Waterloo Terrace Road Machen Caerphilly	Granted 18.11.2014
14/0634/FULL 23.09.2014	Mr R Pizey 14 West Street Bargoed CF81 8RZ	Erect an extension and a domestic garage 14 West Street Bargoed CF81 8RZ	Granted 18.11.2014
14/0617/FULL 15.09.2014	Mr O Matthews 6 Wood View Road Pontymister Risca Newport NP11 6QJ	Erect fence at rear of property 6 Wood View Road Pontymister Risca Newport	Granted 19.11.2014

14/0639/RET 24.09.2014	Jet Models & Hobbies Mr E Talbot 27 Bartlett Street Caerphilly CF83 1JS	Retain roller shutter screens, externally mounted guide box and rails Jet Models & Hobbies 27 Bartlett Street Caerphilly CF83 1JS	Granted 19.11.2014
14/0647/NCC 26.09.2014	Markham Rugby Club 81 Bryn Road Markham Blackwood NP12 0QF	Renew outline planning permission 11/0475/OUT by varying conditions 03) and 04) to extend period for the submission of the reserved matters by three years Former Markham Rugby Club Heol-Y-Bedw-Hirion Markham Blackwood	Granted 20.11.2014
14/0653/FULL 30.09.2014	Mr I Jones 18 Camnant Ystrad Mynach Hengoed CF82 7FF	Erect single-storey rear extensions to kitchen and dining room 18 Camnant Ystrad Mynach Hengoed CF82 7FF	Granted 20.11.2014
14/0456/FULL 26.06.2014	Mrs D Farr 27 Denbigh Court Hendredenny Caerphilly CF83 2UN	Erect single-storey extension to side of property 27 Denbigh Court Hendredenny Caerphilly CF83 2UN	Granted 21.11.2014
12/0637/OUT 29.08.2012	Mrs M Pembridge Pandy House Machen Caerphilly CF83 8ST	Erect residential development for two detached houses with garages Land Rear Of 46 Commercial Road Machen Caerphilly CF83 8PG	Granted 24.11.2014
13/0725/RET 07.10.2013	Mr J Tamplin 97 Caerphilly Road Senghenydd Caerphilly CF83 4FS	Retain retaining wall 97 Caerphilly Road Senghenydd Caerphilly CF83 4FS	Refused 24.11.2014
14/0088/FULL 10.02.2014	Mr H Richards Halt Farm Pentwynngwyn Road Rudry Caerphilly CF83 3DG	Erect two-storey side and single-storey rear extension Halt Farm Pentwynngwyn Road Rudry Caerphilly	Refused 24.11.2014

14/0576/FULL 22.08.2014	Mrs D Shephard C/o MS Design Mr M Simmonite 62 Parc Panteg Griffithstown Pontypool Torfaen NP4 5YJ	Erect a four bedroom two-storey detached dwelling Land North Of 22 Victoria Road Fleur-de-lis Blackwood	Granted 24.11.2014
14/0564/FULL 26.08.2014	Mr L Perry 31 Cwrt Neuadd Wen Aberbargoed Bargoed CF81 9DL	Convert garage to play room and erect part ground and part first-floor extension 31 Cwrt Neuadd Wen Aberbargoed Bargoed CF81 9DL	Granted 24.11.2014
14/0620/FULL 18.09.2014	Longford Investment (No 1) Ltd Mr C Sokolowski Merlin House Charnham Lane Hungerford Berkshire RG17 0EY	Divide 'G' Block from four units into eight and erect four new blocks of units providing 15 new units in total Unit G And Land Within Britannia Centre For Enterprise Britannia Pengam	Granted 24.11.2014
14/0623/FULL 22.09.2014	Mr A & Mrs C Barry 40 Cae Nant Gledyr Caerphilly CF83 2BB	Erect single-storey extension and provide internal alterations 40 Cae Nant Gledyr Caerphilly CF83 2BB	Granted 24.11.2014
14/0642/FULL 24.09.2014	Mr D Oliver 1 Heol-Yr-Ysbyty Caerphilly CF83 1TA	Erect upper storage area to existing double garage 1 Heol-Yr-Ysbyty Caerphilly CF83 1TA	Refused 24.11.2014
14/0655/ADV 01.10.2014	William Hill Organization Ltd C/O Nathaniel Lichfield & Partners Ltd Mr A Evans Helmont House Churchill Way Cardiff CF10 2HE	Install two internally illuminated fascia signs and one internally illuminated double sided projecting sign 42 Cardiff Road Caerphilly CF83 1JQ	Granted 24.11.2014

14/0659/FULL 03.10.2014	Ms L Foyster Alltfarian Draethen Newport NP10 8GF	Construct terrace with log storage beneath including access steps and enlarge 2 no. windows to include bi-fold doors Alltfarian Draethen Newport NP10 8GF	Granted 24.11.2014
14/0675/COU 10.10.2014	Mr K Turner 6 James Street New Tredegar NP24 6EW	Convert shop and post office to living accommodation 6 James Street New Tredegar NP24 6EW	Granted 24.11.2014
14/0760/NMA 27.10.2014	Mr N C Pentland 2 Bedwlwyn Street Ystrad Mynach Hengoed CF82 7AL	Seek approval of a non-material amendment to planning consent 14/0080/FULL (Construct a detached dwelling with associated groundworks and access etc.) to change from three full doors to window in the rear elevation 3 Lisburn Road Ystrad Mynach Hengoed CF82 7AS	Granted 24.11.2014
14/0622/FULL 17.09.2014	Mr D T Jones Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Install 2 no 500kw wind turbines with overall tip height of 64m including temporary infrastructure Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	Refused 25.11.2014
14/0640/LA 24.09.2014	CCBC (Engineering Division) Mr N Wilstead Ty Pontllanfraith Blackwood Road Pontllanfraith Blackwood NP12 2YW	Carry out diversion of an existing highway drain along a new route to a new outfall at the River Ebbw, including the construction of a new chamber containing two submersible pumps Land At Gladstone Street, Risca Road And High Street Crosskeys Newport	Granted 25.11.2014
14/0627/LA 19.09.2014	Mr I Elliot Head Principal Trinity Fields School & Resource Centre Caerphilly Road Ystrad Mynach Hengoed CF82 7XW	Enclose existing open covered lean-to area to premises to provide a rebound room for students Trinity Fields School And Resource Centre Heol Caerffili Ystrad Mynach Hengoed	Granted 26.11.2014

14/0643/RET 25.09.2014	Mr C White 23 Pwllglas Road Cefn Fforest Blackwood NP12 3NE	Retain large storage shed 23 Pwllglas Road Cefn Fforest Blackwood NP12 3NE	Granted 26.11.2014
14/0646/FULL 26.09.2014	Mr A Packham 9-11 Penmaen Close Cefn Hengoed Hengoed CF82 7JD	Erect garage extension to side and study extension to rear 9-11 Penmaen Close Cefn Hengoed Hengoed CF82 7JD	Granted 26.11.2014
14/0656/FULL 01.10.2014	Mr W Randall 6 St David's Park New Tredegar NP24 6BJ	Erect single-storey rear extension for utility and shower room 41 Greenfield Street New Tredegar NP24 6LG	Granted 26.11.2014
14/0713/NMA 14.10.2014	E M Morris Partnership Ty Canol Farm Hendredenny Caerphilly CF83 2RL	Seek approval of a non- material amendment to planning consent 13/0253/FULL (Erect second rural enterprise dwelling) to make minor revisions to the internal layout, elevations/fenestrations and materials Ty Canol Farm Hendredenny Caerphilly CF83 2RL	Granted 26.11.2014
14/0658/CLPU 02.10.2014	Mr P Marsden Nutcroft Lodge Priory Lane Warfield Bracknell Berkshire RG42 2JU	Obtain a Lawful Development Certificate for the demolition of a single-storey rear extension and the construction of a two storey rear extension 114 Treowen Road Treowen Newport NP11 3DQ	Refused 27.11.2014

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/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.
11/0630/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.
12/0575/FULL 04.10.12	Erect a mansard roof incorporating a 1 bed flat at Manchester House, 1 Clifton Street, Caerphilly.	Awaiting views of consultees.
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.
13/0548/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.
13/0674/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.
13/0726/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.
13/0756/FULL 17.10.13	Erect disabled bungalow and associated external works on Land Adjacent To 27 Oakfield Street, Llanbradach, Caerphilly	Seeking CIL details.
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.
13/0799/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.

13/0809/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.
13/0824/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.
14/0024/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.
14/0045/NCC 17.01.14	Vary condition 01 of planning consent 08/0900/FULL (Construct commercial development, ground floor retail, first floor offices with external works) to extend the period within which the development can commence on Land At 2, 4 & Former Beulah Methodist Church, Pontygwindy Road, Caerphilly	Awaiting sections.
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.
14/0120/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 Knightswood St David's Avenue Woodfieldside Blackwood	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.
14/0328/FULL 19.05.14	Erect a detached six bedroom dwelling on Land Adjacent To Brook House Pandy-Mawr Road, Bedwas, Caerphilly	Seeking CIL details.
14/0334/COU 20.05.14	Change the use from police station to residential dwelling at 37 Maindee Road Cwmfelinfach, Newport	Seeking CIL details.
14/0338/OUT 22.05.14	Demolish part of the existing club and change the use from A3 (Food and Drink) to A1 (Retail) and erect 3 No. residential dwellings at The Majors, 1 Fair View, Pengam, Blackwood	Awaiting highway details.
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.

14/0365/FULL 02.06.14	Erect development of 3 new houses consisting of two houses of two-storeys, a single-storey house, associated garaging to each property and an access road at Mountain House, 41 Mountain Road, Caerphilly	Awaiting further highway details.
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.
14/0431/COU 11.07.14	Convert existing barn into granny annexe at The Coach House Barn Rhyd - Y - Gwern Lane, Draethen Newport	Subject to further discussion regarding design.
14/0434/FULL 14.07.2014	Erect garage to rear of property at 9 Twyn Gwyn Terrace, Newbridge, Newport	Awaiting amended plans.
14/0440/FULL 16.06.2014	Erect two residential dwellings and provide associated road and landscaping on Land Adjacent To Pontypandy Lane Caerphilly	Considering ecological information.
14/0445/FULL 18.07.2014	Change the use from empty land to garden on Land To The Rear Of 17 Glyn Derwen, Llanbradach Caerphilly	Considering flood consequences assessment.
14/0485/TPO 23.07.2014	Remove eight conifers and three small chestnut trees at entrance to Glendale Yard and remove one dead tree at the bypass road side at Glendale Van Road Caerphilly CF83 3RR	Awaiting further details of proposed works.
14/0518/NCC 28.07.14	Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years on Land North Of Glan-Yr-Afon, Glan-Yr-Afon Lane, Fleur-de-lis, Blackwood	Awaiting amended layout plans.

14/0524/COU 30.07.14	Change the use from pottery and day centre to short term holiday let accommodation at The Woodlands Activity Centre, Troed-Y-Rhiw Farm - The White House, Troed-Y-Rhiw Road, Wattsville	Subject to further discussion and consideration.
14/0573/RET 21.08.14	Retain a two-storey garage and workroom extension to side of existing house at Ty Bryn, King's Hill, Hengoed	Subject to further discussion and consideration.
14/0581/FULL 27.08.2014	Develop a small scale standby electricity generation plant at Capital Valley Eco Park Rhymney Tredegar	Subject to further discussion and consideration.
14/0604/OUT 08.09.2014	Erect residential development at Car Park Aiwa Technology Park Newbridge Newport	Subject to further discussion and consideration.
14/0625/RET 19.09.2014	Retain the change the use of the first floor accommodation to a hair salon, beauty salon, physiotherapy facility and office accommodation and amend the car parking layout previously approved under planning consent 14/0005/COU at Block E - Sparks House Western Industrial Estate Caerphilly	Awaiting parking details.

**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. File closed due to no progress.
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. Chased. Chased again and said if no progress soon I will refer back to Planning with a recommendation for refusal.
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.	Draft with Solicitors. Told they want to complete at the same time as the purchase of land in the area.
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. Still in discussions with Solicitors.
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. Told may be a while due to issues.

13/0511/OUT 08.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly	Considering amendments to S106 agreement in view of introduction of CIL. Sent email to Solicitors asking if they are proceeding. Requested comments internally on queries/amendments.
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.	File closed as did not complete before CIL deadline.
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 of amended document for signature.
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.	Considering amendments to S106 agreement in view of introduction of CIL. Waiting for advice from Planning.
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.	Still in discussions over content of Agreement. Went back rejecting some of their requested amendments. Just received further instructions from Kevin.
13/0873/OUT 23.12.13	Erect housing development (eight dwellings) on Land At Park Road Newbridge, Newport.	Sent drafts. Waiting to see how the Clinic draft is agreed before agreeing on same basis.
14/0232/FULL 15.04.14	Erect detached house and garage at Land Adjacent To 88 Abernant Road, Markham, Blackwood.	Sent Solicitors letter; chased. Agent said he is trying to find a way forward.

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	Sent agent letter.
14/0411/OUT 21.06.14	Erect residential development and associated works on Land At Ton Y Felin Croespenmaen Newport	Sent agent letter.
14/0472/OUT 02.07.14	Erect residential development (15 plots) on Land To The Rear Of Ty Fry Road Aberbargoed Bargoed	Requested title evidence.

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OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
14/0010/REF 14/0348/FULL	Mr & Mrs S Williams 17 St Fagans Street Caerphilly CF83 1FZ	Erect first floor rear extension 17 St Fagans Street Caerphilly	14.10.14
14/0011/REF 14/0242/OUT	Mrs B Cheballah 17 Caradoc Close St Mellons Cardiff CF3 0LQ	Construct 4 No. two bedroom terrace type dwellings Land Opposite 164 - 174 Jubilee Road Elliot's Town New Tredegar	28.10.14
14/0012/REF 14/0418/FULL	Mr G Sawyer 46 Tawelfan Nelson Treharris CF46 6EH	Erect single-storey extension to rear of property 46 Tawelfan Nelson Treharris CF46 6EH	5.11.14
14/0013/REF 14/0373/FULL	Ms K Booth & Mr J White Clover Hill Summerfield Hall Lane Maesycwmmer Hengoed CF82 7RG	Erect single-storey and two- storey rear extensions Clover Hill Summerfield Hall Lane Maesycwmmer Hengoed CF82 7RG	07.11.14
14/0014/REF 14/0191/FULL	Mr J Hyde Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood NP12 2BJ	Replace dwelling and associated access and groundworks Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood NP12 2BJ	11.11.14
14/0015/REF 13/0803/FULL	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	21.11.14

APPEALS DECIDED

NONE

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