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Date: 4th February 2015

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 11th February, 2015** 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

AGENDA

	Pages
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 held on 14th January 2015 (minute nos. 1-12)	1 - 4

A greener place Man gwyrdach

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



4 To receive any requests for a site visit.

To receive and consider the following reports: -

- 5 Proposed Review, Extension, and Re-Designation of Bute Town Conservation Area and Article 4 Direction Area. 5 - 24
- 6 Site Visit - Tree Preservation Order 75 of 2014 - Land At Wern Woodland, Nelson. 25 - 34

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

- 7 Preface Item Code No. 14/0422/NCC - Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY. 35 - 50
- 8 Code No. 14/0518/NCC - Land North Of Glan-Yr-Afon, Glan-Yr-Afon Lane, Fleur-de-lis, Blackwood. 51 - 70
- 9 Code No. 14/0818/FULL - Former Bargoed Fire Station, William Street, Gilfach, Bargoed, CF81 8ND. 71 - 96

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

- 10 Preface Item Code No. 14/0152/FULL - 14 Brynheulog Road, Newbridge, Newport, NP11 4RG. 97 - 112
- 11 Code No. 14/0763/FULL - 39 Crown Street, Crumlin, Newport, NP11 4PR. 113 - 118
- 12 Code No. 14/0764/FULL - 23 Bryn Derw, Blackwood, NP12 1SN. 119 - 124
- 13 Welsh Government Consultation on Mezzanine Floors. 125 - 126

To receive and note the following information items: -

- 14 Applications determined by delegated powers. 127 - 132
- 15 Applications which are out of time/not dealt with within 8 weeks of date of registration. 133 - 140
- 16 Applications awaiting completion of a Section 106 Agreement. 141 - 142
- 17 Appeals outstanding and decided. 143 - 146

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, Ms 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

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PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 14TH JANUARY 2015 AT 5.00PM

PRESENT:

Councillor W. David - Vice Chair

Councillors:

M. Adams, Mrs E.M. Aldworth, D. Bolter, H.R. Davies, J.E. Fussell, Mrs J. Gale, N. George, R.W. Gough, A. Lewis, Mrs E. Stenner and J. Taylor

Together with:

T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Senior Planner), M. Noakes (Senior Engineer, Transportation Management), C. Davies (Senior Environmental Health Officer), G. Mumford (Senior Environmental Health Officer), W. Grimstead (Area Principal Enforcement Officer), C. Grimes (Senior Planner) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors J. Bevan, D. G. Carter, L. Gardiner, A.G. Higgs, K. Lloyd, Mrs G. Oliver, D. Rees and Mrs J. Summers and P. Elliott (Head of Regeneration and Planning).

Having received apologies for absence from Councillor D. G. Carter (Chair), Councillor W. David (Vice Chair) presided as Chair for the meeting.

2. DECLARATIONS OF INTEREST

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

3. MINUTES - 10TH DECEMBER 2014

RESOLVED that the minutes of the Planning Committee held on the 10th December 2014 (minute nos. 1 - 17) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

A request for a site visit was received and by a show of hands unanimously accepted by Members of the Planning Committee, as follows: -

- (i) Agenda Item 11 - Tree Preservation Order 75 of 2014 - Land at Wern Woodland, Nelson.

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

5. CODE NO. 14/0359/RET - RETAIN SUMMERHOUSE AND USE OF LAND AS DOMESTIC GARDEN IN ASSOCIATION WITH WEST LODGE, WEST LODGE, RUPERRA CASTLE ESTATE, RUDRY, CAERPHILLY, NP10 8GG

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 J.E. Fussell wished it noted that as he had not been present for the whole of the debate he had not taken part in the vote.

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: CW4.

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

6. PREFACE ITEM CODE NO. 14/0152/FULL - ERECT DETACHED FOUR BEDROOM DWELLING, DROP KERB TO FRONT FOR VEHICLE ACCESS AND PROVIDE RETAINING WALL TO REAR LEVEL GARDEN, INCORPORATING THE REMOVAL OF THE FRONT PRIVET HEDGE, 14 BRYNHEULOG ROAD, NEWBRIDGE, NEWPORT, NP11 4RG

Following consideration of the application it was moved and seconded that the application be deferred for a further report with reasons for refusal based on the overbearing nature of the proposed development and that it is out of keeping with the existing street scene and by a show of hands this was agreed by the majority present.

RESOLVED that the application be deferred for a further report with reasons of refusal based on the overbearing nature of the proposed development and that it is out of keeping with the existing street scene.

7. PREFACE ITEM 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, GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

Following consideration of the Officer's preface report it was moved and seconded that the

application be deferred for a further report with suitable conditions attached to grant a 3-year temporary consent of planning permission as this would allow the impact of the extended hours of operation on residential amenity to be monitored and reviewed. By a show of hands this was agreed by the majority present with one abstention.

RESOLVED that:-

- (i) the Officer's Preface Report be noted.
- (ii) the application be deferred for a further report with suitable conditions attached to grant a 3-year temporary consent of planning permission.

8. CODE NO. 14/0668/FULL - INSTALL DRY CLEANING, KEY CUTTING, SHOE AND WATCH REPAIRS POD TO CLASS 1 RETAIL PREMISES, TESCO STORES LTD, UNIT C, PONTYMISTER INDUSTRIAL ESTATE, PONTYMISTER, RISCA, NEWPORT, NP11 6NP

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 of the comments of Natural Resources Wales.

9. CODE NO. 14/0752/COU - CHANGE THE USE FROM A1 SHOP TO A2 ESTATE AGENT, INCLUDING A NEW SHOP FRONT AND THE CONVERSION OF THE UPSTAIRS OFFICE/STORE ROOM TO A 2 BEDROOM INDEPENDENT FLAT, 3 BARTLETT STREET, CAERPHILLY, CF83 1JS

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 of the comments of Welsh Water.

10. WELSH GOVERNMENT CONSULTATION ON PLANNING AND RELATED DECISIONS

The report outlined the Welsh Government consultation on changes to the planning process and provided a summary of the proposals for Members information.

The proposed changes to the appeals process were outlined and Officers comments relating to each change noted. The Planning Committee's agreement was sought to forward those comments on to Welsh Government as part of the consultation process. Members were advised any comments they wished to make would be added to the response by Officers.

Following consideration of the report it was moved and seconded that the recommendation contained therein be approved and that Officer's responses to the questions set out in the

consultation document be forwarded to Welsh Government. By a show of hands this was unanimously agreed.

RESOLVED that the Officers reply to the questions set out in the consultation on the basis of the comments contained within the Officer's report plus any additional comments from Members be forwarded to Welsh Government.

11. TREE PRESERVATION ORDER 75 OF 2014 - LAND AT WERN WOODLAND, NELSON

Having regard to the impact of the proposed tree preservation order on the local landscape it was proposed and seconded that the application be deferred for a site visit by the Planning Committee and by a show of hands this was unanimously agreed.

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

12. 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) Appeals outstanding and decided.

The meeting closed at 17.31 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 11th February 2015 they were signed by the Chair.

CHAIR



PLANNING COMMITTEE - 11TH FEBRUARY 2015

SUBJECT: PROPOSED REVIEW, EXTENSION, AND RE-DESIGNATION OF BUTE TOWN CONSERVATION AREA AND ARTICLE 4 DIRECTION AREA

REPORT BY: INTERIM CHIEF EXECUTIVE

1. PURPOSE OF REPORT

1.1 The purpose of this report is:

- 1) To keep members informed of the public engagement being undertaken at Butetown as part of the development stage of the Heritage Lottery Fund Project work; and
- 2) To seek approval from the Planning Committee to implement both the extension and re-designation of Bute Town Conservation Area and the replacement and extension of the Article 4 Direction boundary.

2. SUMMARY

- 2.1 This Report follows on from the one that was presented to Planning Committee on 14th May 2014 when it was resolved that both the existing Bute Town Conservation Area and corresponding Article 4 Direction area be reviewed and be the subject of a public consultation exercise and exhibition with residents and the relevant landowners.
- 2.2 The Heritage Lottery Fund (HLF) awarded the Council a Round 1 pass in January 2014 to develop a 'Townscape Heritage' (TH) scheme for Bute Town. A development grant of up to £134,200 (95%) was offered from the HLF, which, together with a £7,100 (5%) contribution from the Council's own reserves provided a total of £141,300 to progress this project to a Round 2 HLF bid.
- 2.3 As part of this process, the first public consultation exercise and exhibition were undertaken at St. Aidan's Church, Bute Town over two days, on Friday, 8th and Saturday, 9th August 2014. The consultation exercise sought residents' views on the proposed extension of Bute Town Conservation Area boundary and also on the proposed review and extension of the existing Article 4 Direction boundary designated in the 1970's (Appendix 1: 'Location Plan, Bute Town, Rhymney – Re-uniting Bute Town with its Heritage').
- 2.4 A number of external consultants were appointed to work in collaboration with the Council's Project Team and community to prepare detailed plans, costs and project activities to 'develop' and 'deliver' the project towards the next stage, which is for the Council to submit a Round 2 bid to the HLF in March 2015. The Project Team includes Conservation Architects Alwyn Jones Architects who were appointed in August 2014 to deliver in particular, a Conservation Area Appraisal (CAA) and Conservation Area Management Plan (CAMP) for the area.

3. LINKS TO STRATEGY

- 3.1 The Caerphilly County Borough Council Local Development Plan up to 2021 (Adopted November 2010) is the statutory framework for the development and use of land in the county borough. It seeks to reconcile the development needs of the population with the wider environmental concerns for the conservation of the man made and natural environment. The Key Objectives of the LDP of relevance are to: -

22 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.

23 Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population.

24 Protect and enhance the overall quality of the historic natural and built environment of the County Borough.

- 3.2 Bute Town is an important 'Gateway' to the county borough. The settlement has a high profile both in terms of its heritage importance and its strategic location, just south of the Heads of the Valleys road.

The Welsh Government has several objectives, which include: -

- Enhancing the historic environment,
- Safeguarding historic buildings, and
- Ensuring that conservation areas are protected and enhanced.

- 3.3 Chapter 6 'Conserving the Historic Environment,' of Planning Policy Wales (Edition 7) July 2014, states in paragraph 6.3.2 that 'Local planning authorities are required to formulate and publish proposals for the preservation or enhancement of conservation areas. The positive management of conservation areas is necessary if their character or appearance is to be protected and enhanced. Authorities should establish consistent criteria against which existing and/or new conservation areas and their boundaries should be reviewed.' In paragraph 6.3.3 it also states that 'The preparation of townscape audits and conservation area character appraisals can assist planning authorities in the exercise of their planning and development management functions

- 3.4 The local planning authority, under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, has a duty to determine from time to time, which parts of their areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to 'designate those areas as conservation areas.'

- 3.5 In addition, under Section 69(2) of the Act it is also the duty to review those parts that have been designated conservation areas under this section to establish whether the conservation area should be varied or cancelled as a result of such reviews.

- 3.6 Conservation Areas were first introduced by the Civic Amenities Act 1967. As a result, Bute Town was declared a Conservation Area under the terms of this Act on 20th October 1972. The existing Article 4 Direction for the area has been in place since 23rd April 1979 and was confirmed on 31st December 1979 by the Welsh Office. This Direction serves to remove some permitted development rights of householders that would normally allow works to be carried out without planning permission from the Council, although it has now become outdated.

- 3.7 A conservation area appraisal was produced by the Council for Bute Town and submitted at the Round 1 HLF bid stage. This was subsequently used by the Consultant Conservation Architects to form the basis of a more detailed Conservation Area Appraisal and new Conservation Area Management Plan (or CAA & CAMP) for the area (this Background Paper is available in the Members' Resource library).

4. THE REPORT

Background

- 4.1 In January 2014 the Heritage Lottery Fund (HLF) awarded the Council a Round 1 pass to develop a 'Townscape Heritage' (TH) scheme for Bute Town. A development grant of up to £134,200 (95%) was offered from the HLF, which, together with a £7,100 (5%) contribution from the Council's own reserves provided a total of £141,300 to progress this project to a Round 2 HLF bid.
- 4.2 A number of external consultants were appointed to work in collaboration with the Council's Project Team and with the community to prepare detailed plans, costs and project activities to 'develop' and 'deliver' the project towards the next stage, which is for the Council to submit a Round 2 bid to the HLF in March 2015. The Project Team includes Conservation Architects Alwyn Jones Architects who were appointed in August 2014 to deliver in particular, a Conservation Area Appraisal (CAA) and Conservation Area Management Plan (CAMP) for the area.
- 4.3 As part of the development stage for the HLF process, the Project Team has sought to engage constructively with Butetown residents and with stakeholders within the wider area. As part of this ongoing work, two formal public consultation events have taken place. The first in July 2013, where residents were given the opportunity to discuss the proposals for the area with Council Officers; and the second in August 2014 which sought residents views on the proposed extension to the Butetown Conservation Area and also views in respect of the proposed review of the Article 4 Direction. This was followed by a further consultation in December 2014 in respect of some further minor changes.

Report of second consultation event

- 4.4 The second formal public consultation exercise took place over 2 days, on Friday, 8th August from 12 – 7.00pm and Saturday 9th August 2014 from 10.00am – 1.00pm at St. Aidan's Church, Bute Town. Letters and flyer leaflets were distributed to households prior to the exhibition inviting residents and relevant landowners to the event.
- 4.5 The exhibition outlined the important historical and cultural significance of Bute Town and its uniqueness within the county borough. It also provided details of the key proposals that the Project Team are developing to help preserve and enhance the heritage and regeneration of Bute Town for the future. The key Project Activities are to: -
- Safeguard Bute Town's built heritage by means of roof replacement and associated works from chimney pots to eaves level to 44 listed properties;
 - Undertake sensitive public realm & physical landscape enhancements;
 - Enhance the setting of the former Union Ironworks Site (a scheduled monument);
 - Create community-led Artworks;
 - Develop & promote a heritage trail;
 - Promote the development of local conservation skills & training opportunities;
 - Re-designate the Conservation Area boundary; and
 - Replace the existing Article 4 Direction and boundary with one more relevant to the current proposals.
- 4.6 The exhibition acknowledged that fundamental to the project's overall success and longevity would be the willingness of the resident community to actively participate, contribute and support the project. The second part of the exhibition set out what had been achieved to date and the next steps.
- 4.7 An estimated 21 local people visited the exhibition, giving them the opportunity to see the exhibition, express their views, ask questions and make comments.

- 4.8 Four completed comment forms were received (Appendix 2: Bute Town Residents' Public Consultation and Exhibition Results). There was generally a very positive response from residents who attended throughout the manned exhibition days. The majority of residents were in support of the proposed Bute Town Conservation Area boundary extension. Those who supported the proposed extension understood that it was vitally important to include the former Union Ironworks, scheduled ancient monument, and the Old Furnace Farmhouse, and Rhymney House Hotel (the former Manager's House) (both grade II listed buildings) into the new conservation area boundary. These additional areas, buildings and walkway together with the 'potential heritage trail' linking both areas together, are key in 'telling the story of why Bute Town exists'. Moreover their inclusion enhances the heritage 'strands' of the project and contribute toward achieving a successful outcome in the Round 2 TH (HLF) bid in March 2015.
- 4.9 The main objection to the proposed boundary extension came from the owner of the Rhymney House Hotel. The objector felt that there would be a detrimental impact on the business, and that the sale of the hotel in future would be harmed by its inclusion in a conservation area, notwithstanding the fact that the property is already a listed building. In response to these issues it is important to note that:
- The property is already afforded protection by Cadw as a grade II listed building;
 - The inclusion of the property would be of benefit to the business as it would be promoted in future as part of a package of heritage assets to attract potential visitors to the area;
 - The building has important links with a string of Ironworks developments from Blaenavon to Merthyr Tydfil and its vitally important in terms of telling Butetown's story.
 - The proximity of the area to the Blaenavon's World Heritage Site also provides ample opportunity to further promote and market the Bute Town and Llechryd area as an important part of this industrial Welsh heritage and a potential tourist destination which could have a positive impact on the business in question.
- 4.10 As with the listing of buildings, there is no statutory right of appeal against a building being included in a conservation area. There is nothing to prevent an owner writing to the local authority and asking or challenging it to cancel a designation or any variation to it, but Case Law suggests there is a remote possibility of success.

Bute Town Conservation Area Boundary Review

- 4.11 The rural setting of Bute Town is predominantly formed by the surrounding rough pastureland. The village itself sits on the grassed south facing foothills of the Brecon Beacons. West of the site is the A469. East of the development is the footpath that leads down over the River Rhymney and then on to the B4257, and then across to the Old Furnace Farmhouse, Rhymney House Hotel (formerly the Manager's House of the Rhymney Iron Company), and the Union Ironworks site, also known as Upper Furnace, Llechryd, Rhymney, built in 1801 and now a scheduled monument. At present these areas are excluded from the Conservation Area Boundary. It is these additional areas of significance that need to be explored in more detail, to give a much wider understanding and relevance to the area and its development in the early 19th century. It is recommended that these additional areas should be included in an extended and re-designated conservation area.
- 4.12 As a consequence of work being undertaken at the development stage of the project, it became apparent that there was a need to consider further minor amendments to the Conservation Area Boundary to provide a more cohesive understanding of and context to the history of the area.
- 4.13 The core of the Bute Town Conservation Area is already well protected by the existing Conservation Area designation and the inclusion of all three terraced rows on Cadw's statutory list of Buildings of Special Architectural or Historic Interest (listed grade II).
- 4.14 The whole 'raison d'être' of Bute Town was to provide suitable accommodation for the workers in the Upper Rhymney Ironworks. There are significant views from the end of the

terraced rows across the open countryside to the Rhymney House Hotel (formerly the Manager's House) and what remains of the site of the Upper Furnace, Llechryd (a scheduled ancient monument). Reinforcing this association between Bute Town and its industrial heritage would serve to restore the fundamental link between the two areas and provide the Local Planning Authority with the necessary framework to control development between them. Several issues and opportunities for enhancement have been identified in the Draft Bute Town Conservation Area Appraisal and Conservation Area Management Plan 2015 that revolve around the current Conservation Area and Article 4 boundaries and make the case for extending the current boundaries to include additional areas adjacent to Bute Town.

- 4.15 It is proposed therefore, to extend the Conservation Area boundary to include the site of the scheduled ancient monument (SAM) along with the natural boundary surrounding the site that includes the former Manager's House and the adjacent Old Furnace Farmhouse. The boundary is also to be extended to the west of the SAM site to include land either side of the Rhymney River and the footpath linking between the two distinct areas in order to safeguard the historic connection between the two sites and to provide a circular walkway. It is further proposed to extend the Conservation Area in three small isolated areas so that it better follows the natural boundaries associated with the area.
- 4.16 The existing conservation area boundary does not include the old ironworks site or the footpath linking the two historically connected sites. Since both sites are irrevocably linked, the old ironworks site would benefit from similar levels of planning control to rationalise and reinforce the bond between the two sites.
- 4.17 Once an existing conservation area has been extended, a local planning authority must give notice of such a variation to the Welsh Ministers by placing a Notice in at least one local newspaper and in the London Gazette. This must contain sufficient details to enable the area to be identified and a note as to the effects of the designation. (see s.70(7) of the Planning (Listed Buildings & Conservation Areas) Act 1990). For information, a draft Notice is attached in Appendix 5 of this report.
- 4.18 In addition, the designation or any variation of a conservation area is registered as a local land charge.

Article 4 Direction Review

- 4.19 As part of this process, a review has been carried out of the existing Article 4 Direction that has been in place since 23rd April 1979. An article 4 direction removes some of the permitted development rights of householders that would normally allow works to be carried out without planning permission. Certain types of permitted development, particularly relating to dwellinghouses, if carried out in an insensitive manner, can have unfortunate effects upon the character and appearance of conservation areas. A simplified procedure is available to enable an article 4(2) direction to be made in such cases, without the need for approval by the Welsh Ministers. The effect of an article 4 direction being made on a property in respect of a particular category of permitted development is not that development within that category can never be carried out, but simply that it is no longer 'permitted', and must instead be the subject of a specific planning application. There is no fee payable for such an application. It does not necessarily mean that the planning authority will refuse permission, but it does enable it to retain some control over design and detailing, and to grant permission where acceptable, subject to appropriate conditions.
- 4.20 In order to ensure that future development in the area immediately adjacent to the terraced rows takes full account of its context, it is also proposed to extend the Article 4 boundary to include the residential bungalows to the north and east of the rows and to follow the line of the footpath across the river to include Old Furnace Farm. Whilst these bungalows are not of any historic value in themselves, they do form an integral part of the Bute Town collective and this extension is proposed in order to provide the local planning authority with control over what would likely be permitted developments (eg. photovoltaic installations on principal roofs) that would undoubtedly have a detrimental impact on the integrity and character of the

Conservation Area and its setting (see Appendix 3).

- 4.21 Once an Article 4(2) Direction has been declared or replaced, a local planning authority must give notice to the Welsh Ministers and place a Notice in at least one local newspaper and in the London Gazette. The proposed replacement Article 4(2) Direction is set out in Appendix 6.

Public consultation exercise in December 2014 - Revised Bute Town Conservation Area and Article 4 Direction boundaries

- 4.22 As a result of further consideration, some minor amendments to the Conservation Area were proposed and were the subject of a public consultation exercise in December 2014. These included the extension of the conservation area to the west of the scheduled monument to include land either side of the Rhymney River and the footpath linking these two distinct areas. Small amendments in three areas were also proposed that would follow the natural boundaries of the area. In order to ensure that any future development in the area immediately adjacent to the three terraced rows takes full account of their context, it is also proposed that the Article 4 Direction boundary includes the residential bungalows to the north of Collins Row.
- 4.23 Residents' and landowners were invited again to comment on the revised proposals by completing a Response Form and returning it to the Council in a pre-paid envelope. There was a total of 15 responses received. 12 respondents (80%) were in favour of the proposal to extend and re-designate the Bute Town Conservation Area in accord with the plan shown in Appendix 3, whilst 3 were against (20%). 10 respondents (66.7%) were in favour of the proposal to review and extend the existing Article 4 Direction boundary, whilst 5 were against (33.3%). Appendix 4 sets out the results of the public consultation and the comments made by the respondents. In conclusion, the majority of residents and landowners in the Bute Town area were in favour of both revisions being put forward.
- 4.24 The proposed Conservation Area Boundary changes together with the proposed replacement Article 4 Direction are therefore the subject of consideration at this Planning Committee.

5. FINANCIAL IMPLICATIONS

- 5.1 Some minor financial implications will relate to the extension of the Bute Town Conservation Area boundary and revised Article 4 Direction. These boundary changes will both form part of the proposed Heritage Lottery Fund's (HLF's) Townscape Heritage (TH) grants programme area. The costs that relate to the statutory duty of the LPA to publish 2 Notices in the press will not be borne entirely by the LPA. These Notices include one to advertise the variation and re-designation of the Conservation Area boundary and one to replace the existing Article 4 Direction in the London Gazette and in at least one local newspaper circulating in the area of the LPA. It has been confirmed that these advertising costs can be met from the development grant already allocated to the Council in January 2014 by the HLF, as outlined in paragraph 2.2 above.

6. PERSONNEL IMPLICATIONS

- 6.1 None

7. CONSULTATIONS

- 7.1 Comments received have been incorporated into the body of the Report.

8. RECOMMENDATION

- 8.1 It is recommended that the existing Bute Town Conservation Area boundary (black lined boundary) be extended and re-aligned (red lined boundary) and the existing Article 4 Direction boundary (shaded in blue) be extended with a new Article 4(2) Direction (shaded in pink) in accordance with the Revised Proposal: Bute Town 'Existing and Proposed Conservation Area and Article 4 boundaries' as set out in Appendix 3.

9. REASONS FOR THE RECOMMENDATION

- 9.1 To ensure the proper extension and re-alignment of both the Bute Town Conservation Area and Article 4 Direction boundaries in accordance with the findings of the detailed Bute Town Conservation Area Appraisal and Conservation Area Management Plan - December 2014.
- 9.2 For the proper and sustainable management of the historic environment within the extended and re-designated Bute Town Conservation Area.

10. STATUTORY POWERS

- 10.1 Planning (Listed Buildings and Conservation Areas) Act 1990, Welsh Office Circulars 61/96 & 1/98 and Planning Policy Wales, Edition 7, July 2014.

Author: Patricia Martin – Principal Conservation & Design Officer
Consultees: Chris Burns - Interim Chief Executive
John Rogers – Legal Services
Gail Williams – Interim Head of Legal Services/Monitoring Officer
Pauline Elliott- Head of Regeneration & Planning
Tim Stephens – Development Control Manager
Rhian Kyte – Team Leader (Strategic & Development Plans)
Allan Dallimore - Team Leader - Urban Renewal Section
Phil Griffiths - Countryside & Landscape Section – Team Leader
Cllr. D.G. Carter - Chairman of Planning Committee
Cllr. W. David - Vice Chairman of Planning Committee
Cllr. Carl Cuss - Twyn Carno Ward Member
Cllr. Ken James – Cabinet Member for Regeneration, Planning & Sustainable Development

Appendices:
Appendix 1 Original Proposal: 'Location Plan, Bute Town, Rhymney – Re-uniting Bute Town with its Heritage'
Appendix 2 Bute Town Residents' Public Consultation and Exhibition Results on original proposal
Appendix 3 Revised Proposal: Bute Town 'Existing and Proposed Conservation Area and Article 4 boundaries'
Appendix 4 Bute Town Residents' Public Consultation Results on revised proposals
Appendix 5 Notice of re-designation and enlargement of Bute Town Conservation Area.
Appendix 6 Notice of Proposed Revised Article 4(2) Direction.

Background Papers:
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Wales, Edition 7, July 2014 and
Welsh Office Circulars 61/96 & 1/98

Bute Town Conservation Area Appraisal & Conservation Area Management Plan Final Draft 2 2015
- Made available in the Members' Resource Library

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APPENDIX 2

BUTE TOWN TOWNSCAPE HERITAGE (TH) GRANTS PROGRAMME PUBLIC EXHIBITION & CONSULTATION 8TH & 9TH AUGUST 2014

Residents' Consultation Results.

Questions on the specific Conservation Management Proposals:

Q1	Are you in favour of the proposal to re-designate and extend the existing Bute Town Conservation Area boundary?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q2	Are you in favour of the proposal to review and extend the existing Article 4 Direction and boundary?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q3	Are you in favour of the heritage/regeneration proposals?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q4	Would you like to be involved with the development of the planned Public Artworks?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q5	Would you like to see more placed to sit along the trail from the village to the Scheduled Ancient site to the East of the town?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q6	Would you like to see more educational panels informing you of the history and importance of the area?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q7	Would you like to be involved in any future conservation skills and training opportunities?	
	Yes.....	3 (75.0%)
	No	1 (25.0%)
	Unsure.....	0 (0.0%)
Q8	If you have any other comments or concerns on the heritage/regeneration proposals, please add below	2 (50.0%)

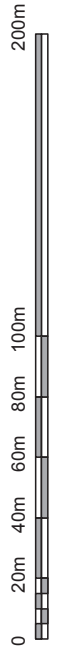
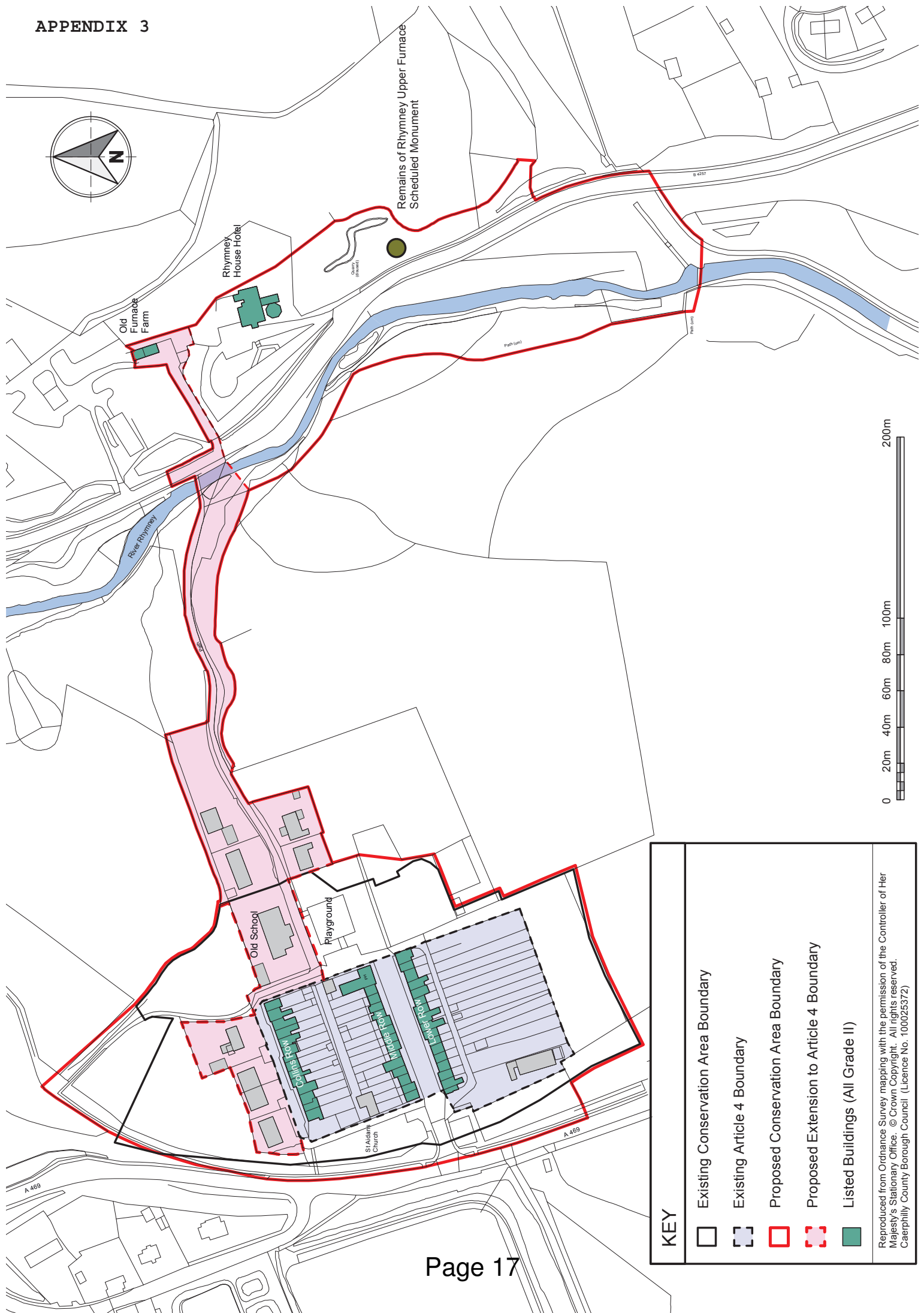
COMMENTS FROM RESIDENTS

CCBC OFFICER RESPONSE / ACTION

1. I attended the meeting on Friday, 8th August 2014 with 3 members of the local authority at Butetown. I was not convinced by the case they put forward. The hotel is for sale. It is my view that the sale of the hotel would be harmed by its inclusion in a conservation area. My overriding duty is towards the business and my family.

Comments are noted. Officers outlined the need to review and extend the existing Bute Town Conservation Area during the exhibition. It is considered that the inclusion of the Hotel within the extended conservation area, rather than be detrimental to its business interests, could result in the property being better promoted as the important heritage asset it is already known by the owner to be (built in 1801 as the 'Manager's House' of the Union Ironworks. The grade II listed building would add positively to the character and local distinctiveness of the area; adding value to its industrial Welsh heritage, culture and potential as a tourist destination.
ACTION: No change to the proposed inclusion of this property into the extended Bute Town conservation area.
2. Would require more information on the grant if we Move.

Comments are noted.
ACTION: Further discussion is to be held with all Bute Town residents as and when the detailed surveys / costs / residents' contributions and grant conditions are determined.



KEY	
	Existing Conservation Area Boundary
	Existing Article 4 Boundary
	Proposed Conservation Area Boundary
	Proposed Extension to Article 4 Boundary
	Listed Buildings (All Grade II)

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APPENDIX 4

Q1 Are you in favour of the proposal to re-designate and extend the Conservation Area boundary?

Yes 12 (80.0%)
 No 3 (20.0%)
 Unsure 0 (0.0%)

Q2 Are you in favour of the proposal to review and extend the existing Article 4 Direction and boundary?

Yes 10 (66.7%)
 No 5 (33.3%)
 Unsure 0 (0.0%)
 0 (0.0%)

COMMENTS FROM RESIDENTS	CCBC OFFICER RESPONSE / ACTION
1. Very good for long-term future of a mining community for conservation.	1. Comments are noted
2. After 40 years living within the Conservation Area of Bute Town I do not see any point in extending the existing Article 4 Direction to include the bungalows of Swn-y-Coed, Ty Newydd, Woodstock and Cerrig Llwyd. There has been NO benefit or contribution by the Council to the bungalows or boundary walls / fencing and it is not clear of the effect on our permitted development rights. I am not in favour of the extension to the Article 4 Boundary.	2. Whilst the bungalows are not of any historic value in themselves, they do form an integral part of the Bute Town collective and this extension is proposed in order to provide the local planning authority with control over some permitted developments that could have a detrimental impact on the integrity and character of the Conservation Area and listed buildings.
3. I am not in favour of the proposal to re-designate & extend the Conservation Area boundary. I recently purchased my property in September 2014 and wish to maintain my property and land without it being in the conservation area boundary I have fully considered the proposals and I am not in favour.	3. Comments are noted
4. I attended the meeting with Pat Martin at Bute Town church where I made my objections and the reasons for them clear. I have put forward my views in writing to yourself and to the Secretary of State, Mr Eric Pickles. I would be quite happy to discuss matters with the Heritage Lottery people. I do not wish the hotel to be included in the Conservation Area I would be grateful if you would amend the plan sent by Pauline Elliott accordingly and send me a copy.	4. This is addressed in paragraph 4.9 the Report
5. I strongly oppose any change to the existing conservation boundary, as I own a parcel of land within this proposed amendment. I feel that this would devalue my property.	5. No settlement envelope boundary currently exists around the Bute Town settlement in the Council's LDP (Adopted Nov 2010) and as such in policy terms there would already be a presumption against the principle of residential development on this parcel of land, so this designation would not alter its status nor devalue the owner's property.

<p>6. I am in favour in principle, but only if any boundary changes are maintained. Maintenance is the key to everything and sadly the one thing that seems to be missing in most places.</p> <p>7. The pathways are essential. The top path is dangerous and inexcusable. Must be done.</p> <p>8. We feel that any actions that protect this area for future generations are a positive for the village.</p> <p>9. I am one of the 3 owners of the Old Furnace Farm and I support the Conservation Area re-designation and the Article 4 Direction replacement and extension to its boundary.</p>	<p>6. Maintenance issues relating specifically to the roof replacement works will be addressed during the delivery of the project with homeowners and landowners via the Friends and/or a Heritage Trust. The need for maintenance to other areas will be identified during delivery of the project</p> <p>7. This is one of the key elements to the proposals, to 're-unite Bute Town with its heritage.'</p> <p>8. Comments are noted and welcomed.</p> <p>9. Comments are noted and welcomed.</p>
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Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69

Extension to Bute Town Conservation Area

NOTICE IS GIVEN under the provisions of the 1990 Act that Caerphilly County Borough Council has determined that the area described in the Schedule to this Notice is an area of special architectural or historic interest, and that it is desirable to preserve or enhance its character or appearance. It has accordingly extended the Bute Town Conservation Area, so as to include this area.'

The principal effects of this area being re-designated as a conservation area (or being included within the conservation area for the first time) are as follows: -

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of any building in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Welsh Ministers are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

SCHEDULE

Properties in existing Conservation Area

1-14, Collins Row; 14-28, Lower Row; 1-14, Middle Row; St Aidan's Church; 'Cerrig Llwyd'; 'Sŵn-y-Coed'; 'Ty Newydd'; 'Woodstock'; 'Drenewydd House'

Properties/land proposed for inclusion within extended Conservation Area

'Rustic Lodge'; 'The Shires'; 'Annfield'; 'Green Acres'; Old Furnace Farmhouse, Llechryd; Rhymney House Hotel; Union Ironworks site (scheduled monument); Land to N. to include footpath; Land at 'gateway' to Bute Town; Land to W. of Rhymney River, B4257 & scheduled monument

A Map of the extended conservation area may be inspected during normal office hours at: the Planning Division, Pontllanfraith House, Blackwood Road, Pontllanfraith, Blackwood.

Dated this 11th day of February 2015

Pauline Elliott,
Head of Regeneration & Planning,
Caerphilly County Borough Council,
Pontllanfraith House,
Pontllanfraith,
Blackwood
NP12 2YW.

Further information regarding conservation areas may be obtained from this address or by visiting www.caerphilly.gov.uk

Deddf Cynllunio (Adeiladau Rhedredig Ac Ardaloedd Cadwraeth) 1990, Adran 69

Estyniad i Ardal Gadwraeth Y Drenewydd

RHODDIR RHYBUDD o dan ddarpariaethau'r Ddeddf 1990 fod Cyngor Bwrdeistref Sirol Caerffili wedi penderfynu bod yr ardal a ddisgrifir yn yr Atodlen i'r Hysbysiad hwn yn ardal o ddiddordeb pensaernïol neu hanesyddol arbennig, ac y byddai'n ddymunol cadw neu wella ei chymeriad neu ymddangosiad. Yn unol â hynny mae wedi ymestyn yr Ardal Gadwraeth Y Drenewydd, er mwyn cynnwys yr ardal hon.'

Mae'r prif effeithiau yn yr ardal hon sy'n cael ei ail-ddynodi fel ardal gadwraeth (neu sy'n cael eu cynnwys o fewn yr ardal gadwraeth am y tro cyntaf) fel a ganlyn: -

1. Mae'r Cyngor o dan ddyletswydd i baratoi cynigion i sicrhau cadwraeth neu welliant yr ardal.
2. Mae'n rhaid cael caniatâd gan y Cyngor i ddymchwel unrhyw adeilad yn yr ardal.
3. Rhaid rhoi cyhoeddusrwydd arbennig i geisiadau cynllunio ar gyfer datblygu yn yr ardal.
4. Wrth gyflawni unrhyw swyddogaethau o dan y Deddfau cynllunio (ac, yn benodol, wrth benderfynu ar geisiadau am ganiatâd cynllunio a chaniatâd adeilad rhestredig), mae'n ofynnol i'r Cyngor a Gweinidogion Cymru i ystyried y dymunoldeb o gadw neu wella cymeriad neu olwg yr ardal.
5. Rhaid rhoi chwe wythnos o rybudd i'r Cyngor cyn i waith gael ei gynnal i unrhyw goeden yn yr ardal.

ATODLEN

Eiddo sydd yn yr AC presennol

1-14, Rhes Collins; 14-28, Rhes Isaf; 1-14, Y Rhes Ganol; Eglwys Sant Aidan; 'Cerrig Llwyd'; 'Sŵn-y-Coed'; 'Tŷ Newydd'; 'Woodstock'; 'Tŷ Drenewydd'

Eiddo y cynigwyd i'w cynnwys o fewn yr AC estynedig

'Rustic Lodge'; 'The Shires'; 'Annfield'; 'Green Acres'; Hen Ffermdy Ffwmais, Llechryd; Rhymney House Hotel; Safle Gwaith Haearn yr Undeb (cofeb gofrestredig); Tir tua'r Gogledd i gynnwys troedffordd; Tir ger 'porth' i'r Drenewydd; Tir i'r Gorllewin o Afon Rhymni, B4257 a Chofeb Gofrestredig

Gall Map o'r ardal gadwraeth estynedig gael ei harchwilio yn ystod oriau swyddfa arferol yn: Is-adran Cynllunio, Tŷ Pontllan-faith, Heol Coed Duon, Pontllan-fraith, Coed Duon.

Dyddiedig yr 11eg o Chwefror 2015

Pauline Elliott,
Swyddog Cadwraeth a Dylunio,
Cyfadran Cynllunio Cyfadran yr Amgylchedd,
Tŷ Pontllan-fraith,
Pontllan-fraith,
Coed Duon,
NP12 2YW.

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Town and Country Planning Act 1990
Caerphilly County Borough Council

Bute Town Conservation Area Article 4(2) Direction 2015

NOTICE IS HEREBY GIVEN that the Council of the County Borough of Caerphilly (hereafter called 'the Council') has made a Direction pursuant to Article 4(2)-(5) of the Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009, the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and this Direction may now be cited as the "Caerphilly County Borough Council Bute Town Conservation Area Article 4(2), Direction 2015 and replaces that Direction under Article 4 of the Town and Country Planning General Development Order 1977 for Bute Town Conservation Area that was first issued on 23rd April 1979 and later confirmed with amendments on 31st December 1979."

The effect of the Direction is that the types of development specified in the Direction may not be carried out at the properties specified below without planning permission being granted from the date the Direction comes into effect (see below). (These relate to certain forms of development of dwellinghouses and their curtilages, as described in the next paragraphs). Before such development can be undertaken, it is necessary to apply to the Council for planning permission. No planning application fee will be made for applications made as a result of this Direction.

The First Schedule below identifies works that should not be carried out within the extended Bute Town Conservation Area, which is described in the Second Schedule below and to the extent set out in the First Schedule, unless permission therefore is granted by the Council on an application made in that behalf.

Article 4(2) Direction – affecting Conservation Areas (unlisted buildings)

Interpretation -

Where 'relevant location' refers to a highway, waterway or open space and where 'dwellinghouse' does not include a building containing one or more flats, or a flat contained within such a dwelling.

First Schedule

Part 1

Development within the Curtilage of a Dwellinghouse

Class A

A. The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement, improvement or alteration would front a relevant location.

Class D

A. The erection or construction of a porch outside any external door of a dwellinghouse.

Class F

F. Development consisting of –
(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
(b) the replacement in whole or in part of such a surface, where the hard surface would front a relevant location.

Development falling within the following specified classes of Schedule 2, Part 2 of the Order, i.e. MINOR OPERATIONS,

Class A

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse where the erection would front a relevant location.

Class C

C. The painting of hitherto unpainted parts of the exterior of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse, which fronts a relevant location.

Development falling within the following specified class of Schedule 2, Part 31 of the Order, i.e. DEMOLITION OF BUILDINGS.'

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse where the demolition would front a relevant location.

Installation of Domestic Microgeneration Equipment - Part 40 Classes A, B, E & F

A Direction under article 4(2) may be made to require a planning application to be submitted to the LPA to undertake the following works: -

A. The installation, alteration or replacement of solar PV or solar thermal equipment on –
a. a dwellinghouse; or
b. a building situated within the curtilage of a dwellinghouse.

B. The installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse.

E. The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse.

F. The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse.

Interpretation of Part 40 –

"dwellinghouse" includes a building which consists wholly of flats or which is used for the purposes of a dwellinghouse;

"microgeneration" has the same meaning as in section 82(6) of the Energy Act 2004(1); and

"stand alone solar" means solar PV or solar thermal equipment which is not installed on a building."

Second Schedule

This Direction affects all dwellinghouses and their curtilages within the extended Bute Town Conservation Area shown edged red and shaded pink on the attached plan and identified on the attached schedule to include:-

'Cerrig Llwyd', 'Sŵn -y-Coed', 'Ty Newydd', 'Woodstock', 'Drenewydd House', 'Rustic Lodge', 'The Shires', 'Annfield', 'Green Acres', 'Old Furnace Farmhouse', 'Llechryd.'

Dated this 11th February 2015

Pauline Elliott
Head of Regeneration & Planning,
Caerphilly County Borough Council,
Pontllanfraith House,
Pontllanfraith,
BLACKWOOD,
NP12 2YW.

Cyngor Bwrdeistref Sirol Caerffili
Deddf Cynllunio Gwlad a Thref 1990

Cyfarwyddyd Erthygl 4(2) Ardal Gadwraeth Y Drenewydd 2015

HYSBYSIR DRWY HYN fod Cyngor Bwrdeistref Sirol Caerffili (a elwir ar ôl hyn yn 'y Cyngor') wedi gwneud Cyfarwyddyd yn unol ag Erthygl 4(2)-(5) o'r Gorchymyn Cynllunio Gwlad a Thref (Datblygu Cyffredinol a Ganiateir) 1995, Gorchymyn Cynllunio Gwlad a Thref (Datblygu Cyffredinol a Ganiateir) (Newid) (Cymru) 2009, Gorchymyn Cynllunio Gwlad a Thref (Datblygu Cyffredinol a Ganiateir) (Newid) (Cymru) 2013 a gall y Cyfarwyddyd hwn gael ei ddyfynnu fel yr "Erthygl 4(2) Ardal Gadwraeth y Drenewydd Cyngor Bwrdeistref Sirol Caerffili, Cyfarwyddyd 2015 ac yn disodli'r Cyfarwyddyd hynny o dan Erthygl 4 y Gorchymyn Datblygu Cyffredinol Cynllunio Gwlad a Thref 1977 ar gyfer Ardal Gadwraeth y Drenewydd a gyhoeddwyd yn gyntaf ar 23ain Ebrill 1979 a chadarnhawyd yn ddiweddarach gyda diwygiadau ar Ragfyr 31ain, 1979."

Effaith y Cyfarwyddyd yw na fydd y mathau o ddatblygiad a nodir yn y Cyfarwyddyd yn cael eu gwneud yn yr eiddo a nodir isod heb ganiatâd cynllunio yn cael ei roi o'r dyddiad y daw'r Cyfarwyddyd i rym (gweler isod). (Mae'r rhain yn ymwneud â mathau penodol o ddatblygiad tai anedd a'u cwrtilau, fel y disgrifir yn y paragraffau nesaf). Cyn y gall datblygiad o'r fath gael ei wneud, mae angen gwneud cais i'r Cyngor am ganiatâd cynllunio. Ni fydd unrhyw ffi cais cynllunio yn cael ei wneud ar gyfer ceisiadau a wneir o ganlyniad i'r Cyfarwyddyd hwn.

Mae'r Atodlen Gyntaf isod yn dangos gweithfeydd na ddyldid cael eu cynnal o fewn Ardal Gadwraeth y Drenewydd estynedig, a ddisgrifir yn yr Ail Atodlen isod ac i'r graddau a nodir yn yr Atodlen Gyntaf, oni bai fod caniatâd felly yn cael ei roi gan y Cyngor ar gais a wneir yn y cyswllt hwnnw.

Erthygl 4(2) Cyfarwyddyd - sy'n effeithio ar Ardaloedd Cadwraeth (adeiladau heb eu rhestru)

Esboniad -

Lle mae 'lleoliad perthnasol' yn cyfeirio at briffordd, dyfrffordd neu fan agored a lle nad yw 'anedd-dŷ' yn cynnwys adeilad sy'n cynnwys un neu fwy o fflatiau, neu fflat sydd mewn anedd o'r fath.

Atodlen Gyntaf

Rhan 1

Datblygiad O Fewn Cwrtil Tŷ Anedd

Dosbarth A

A. Ymestyniad, gwelliant neu newid arall i anedd-dŷ lle byddai unrhyw ran o'r ymestyniad, gwelliant neu newid yn blaenu lleoliad perthnasol.

Dosbarth D

A. Codi ac adeiladu porth y tu allan i unrhyw ddrws allanol i anedd-dŷ.

Dosbarth F

F. Datblygiad sy'n cynnwys -
(a) y ddarpariaeth o fewn y cwrtil anedd-dŷ o arwyneb caled i unrhyw ddiben sy'n gysylltiedig â mwynhau'r anedd-dŷ fel y cyfryw; neu
(b) cyfnwied yn gyfan gwbl neu'n rhannol arwyneb o'r fath, lle y byddai'r arwyneb caled yn blaenu lleoliad perthnasol.

Datblygiad sy'n dod o fewn y dosbarthiadau penodedig canlynol o Atodlen 2, Rhan 2 o'r Gorchymyn, h.y. MÂN WEITHREDIADAU,

Dosbarth A

A. Codi, adeiladu, cynnal a chadw, gwella neu addasu giât, ffens, wal neu ddull arall o gaeadle o fewn cwrtil anedd-dŷ lle y byddai'r codiad o flaen lleoliad perthnasol.

Dosbarth C

C. Y paentiad i rannau allanol o anedd-dŷ neu adeilad neu gaeadle o fewn cwrtil anedd-dŷ sydd heb eu paentio hyd yma, sydd yn blaenu lleoliad perthnasol.

Datblygiad sy'n dod o fewn y dosbarth penodol canlynol o Atodlen 2, Rhan 31 o'r Gorchymyn, h.y. DYMCHWEL ADEILADAU.'

Unrhyw waith adeiladu sy'n cynnwys dymchwel yr holl neu unrhyw ran o unrhyw giât, ffens, wal neu ddull arall o amgáu o fewn cwrtil anedd-dŷ lle y bydd y dymchwel yn blaenu lleoliad perthnasol.

Gosod Offer Meicrogynhyrchu y Cartref - Rhan 40 o Ddosbarthiadau A, B, E a F

Efallai bydd Cyfarwyddyd o dan erthygl 4 (2) yn cael ei wneud er mwyn i gais cynllunio gael eu cyflwyno i'r Awdurdod Cynllunio Lleoliad i ymgymryd â'r gwaith canlynol: -

A. Gosod, newid neu amnewid PV solar neu gyfarpar solar thermol ar –
a. anedd-dŷ; neu
b. adeilad wedi'i leoli o fewn cwrtil anedd-dŷ.

B. Gosod, addasu neu amnewid solar ar ben ei hun o fewn cwrtil anedd-dŷ.

E. Gosod, addasu neu amnewid simnai, sy'n ffurfio rhan o system wresogi bio-mas, ar anedd-dŷ.

F. Gosod, addasu neu amnewid simnai, sy'n ffurfio rhan o system wresogi a phŵer wedi eu cyfuno ar anedd-dŷ.

Esboniad o Ran 40 -

Mae "anedd-dŷ" yn cynnwys adeilad sy'n cynnwys fflatiau yn gyfan gwbl neu sy'n cael ei ddefnyddio at ddibenion anedd-dŷ;

Mae gan "meicrogynhyrchu" yr un ystyr ag yn adran 82 (6) o Ddeddf Ynni 2004 (1); ac "Solar annibynnol" yw PV solar neu gyfarpar solar thermol nad yw'n cael ei osod ar adeilad."

Ail Atodlen

Mae'r Cyfarwyddyd hwn yn effeithio ar yr holl anedd-dai a'u cwrtilau o fewn Ardal Gadwraeth y Drenewydd estynedig wedi'i ymylu'n goch a thywyllu'n binc ar y cynllun atoddedig ac wedi nodi ar yr atodlen sydd ynghlwm yn cynnwys:-

'Cerrig Llwyd', 'Sŵn -y-Coed', 'Ty Newydd', 'Woodstock', 'Tŷ Drenewydd', 'Rustic Lodge', 'The Shires', 'Annfield', 'Green Acres', 'Ffermyd'r Hen Ffwrmais, Llechryd.'

Dyddiedig 11eg Chwefror 2015

Pauline Elliott
Pennaeth Adfywio a Chynllunio,
Cyngor Bwrdeistref Sirol Caerffili,
Tŷ Pontllan-fraith,
Pontllan-fraith,
COED DUON,
NP12 2YW.

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PLANNING COMMITTEE - 11TH FEBRUARY 2015

SUBJECT: SITE VISIT - TREE PRESERVATION ORDER 75 OF 2014 - LAND AT WERN WOODLAND, NELSON

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

PRESENT:

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

Councillors Mrs A. Blackman, M. Adams, H. David, L. Gardiner, N. George, G. Hughes, A. Lewis, S. Morgan and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan, A.G. Higgs and Mrs G.D. Oliver.
2. Councillor Mrs A. Blackman expressed concern that Nelson Community Council had not been part of the consultation process on the Tree Preservation Order. The Development Control Manager confirmed that unlike a planning application, where community councils would be consulted, a tree preservation order was a technical matter between Officers, Members of the Planning Committee and the Landowners and as such was not subject to the same consultation requirements.
3. The Planning Committee deferred consideration of the report on 14th January 2015 for a site visit. Members and Officers met on site on Monday, 2nd February 2015.
4. Details of tree preservation order 75 in relation to the land at Wern Woodland, Nelson were noted. Those present viewed the site from the public footpath and rights of way access around the perimeter of the site and noted the condition of the trees in question as well as their position in relation to the local landscape in order to fully appreciate the proposed tree preservation order.
5. Members were referred to tree preservation order guidance and were advised that the woodland in question had been the subject to a temporary order following concerns raised by members of the public utilising the adjacent public footpaths/cycle track. The temporary order had been used to protect the existing trees whilst considering the best way forward. In terms of the wider landscape Officers confirmed the woodlands position adjacent to Nelson Bog SSSI, and the Wern Woodland SINC which includes the site concerned. The Officer also confirmed that a tree preservation order would not prevent the landowners from undertaking normal management activities but would ensure that any non-emergency tree work undertaken was reasonable and appropriate.
6. Members sought clarification on the nature of the order and whether it would be applied to individual trees or to the woodland as a whole. The Senior Arboricultural Officer confirmed

that in this case the order would be applied to the whole woodland and advised that the trees contained therein had not been individually assessed.

The Development Control Manager emphasised that the order was not meant to reflect negatively on the Landowners but rather to ensure the long term preservation of the woodland and maintain the character of the area .

Clarification was sought in relation to the age of the trees involved and it was thought that the trees had been in situ since 1948. Officers confirmed that the amenity value of a tree was not solely dependent upon its age. Further clarification was sought as to how the woodland would be managed within the confines of a TPO. Officers confirmed the exemptions that applied in terms of dead or dangerous trees as well as the application process for emergency and non-emergency works within a TPO area. Any application for routine or planned works would need to contain sufficient detail to identify the trees concerned, and of what works were being applied for, to enable Officers to make an informed decision on any proposed works. For works under the dead/dangerous exemption the tree owner is advised to give the LPA five days notice before carrying out the work, except in an emergency. If work is carried out under the latter circumstances, the burden of proof to show that the tree was dead/dangerous – should any party question it – rests with the tree owner. Tree owners are duly advised to have at least good clear photographic records, and possibly a professional condition report should the circumstances warrant it.

7. The Local Ward Member referenced the Tree Evaluation Method For Preservation Orders (TEMPO) carried out for the area and sought clarification as to the extent of its use and guidance on the scoring mechanism. The Senior Arboricultural Officer confirmed that this scoring system was used by many local authorities and was widely accepted as one of the better methods available. Concerns were expressed with the regard to the subjectivity of such a scoring system as it was solely dependent upon the opinion of the completing Officer. The Senior Arboricultural Officer acknowledged that there would always be an element of subjectivity but this would be balanced by the knowledge, expertise and experience of the Officer. He explained the methodology used in achieving the scores and advised that the documents' primary function was to ascertain whether a TPO would be defensible. Members requested that a copy of the TEMPO be made available to them and it was agreed that this would be forwarded to the Committee Clerk for circulation following the site meeting.

A Local Ward Member confirmed that the Landowners would be happy to enter into an agreement not to take down any trees but they felt that a formal preservation order placed an unacceptable burden on their ability to appropriately manage their land. Given the assurances from the Landowners and the nature of the site and trees in question he felt that a formal tree preservation was not warranted in this instance.

8. Officers confirmed that the details of the objections raised by the landowners and the responses of the Senior Arboricultural Officer were contained within the Officer's report.
9. The report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the tree preservation order is considered to be acceptable and Officers recommended that TPO 75 of 2014 is confirmed with the following change of name: Woodland northeast of Tawelfan adjoining National Cycle Route 47.
10. A copy of the report submitted to the Planning Committee on 14th January 2015 is attached. Members are now invited to consider the Officer's report.

Author:	E.Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	P. Harris	Senior Arboriculture Officer
	R. Barrett	Committee Services Officer

Appendices:
Appendix 1 Report submitted to Planning Committee on 14th January 2015



PLANNING COMMITTEE - 14TH JANUARY 2015

SUBJECT: TREE PRESERVATION ORDER 75 OF 2014 - LAND AT WERN WOODLAND, NELSON

REPORT BY: CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 A Tree Preservation Order (TPO) was imposed on a woodland to the east of Tawelfan in Nelson on 7 July 2014 in response to the cutting down of trees on a neighbouring area of land to the northwest. A plan is attached showing the location of the TPO, which is described in the order as consisting of a mixture of species including oak, alder, willow, goat willow, birch and hawthorn. TPOs are made on a provisional basis to allow landowners and others to comment before they are confirmed by the Local Planning Authority. Twenty-eight days are usually given for comment - in this case that period expired on 6 August 2014 - but objections were received in December on behalf from the landowners via the local ward member with a request that the confirmation of the TPO is considered by Planning Committee.

2. SUMMARY

- 2.1 To consider whether it would be appropriate to confirm this TPO

3. LINKS TO STRATEGY

- 3.1 This matter has been considered on the basis of the adopted Caerphilly County Borough Local Development Plan up to 2021.

4. THE REPORT

- 4.1 This committee is taking place approximately a week after the six-month period, and as a further TPO has been served to extend the period and allow Members to consider the matter.
- 4.2 The objections with regard to the TPO are as follows.

A. The owners have lived adjacent to the woodland for over 10 years. In that time they have only enhanced the area, planting hedges and trees where appropriate.

B. There appears to be an allegation that they have removed a number of trees without obtaining Natural Resources Wales (NRW) permission. An area of trees that had become dangerous to people and horses was cleared and returned to beneficial use as grazing, which it previously was. Following the attendance of CCBC arboriculturist, there was concern that they may have exceeded the quarterly allowance (which they had not used in the previous 10 years). This resulted in the attendance of an officer from NRW. He catalogued the cut trees and took no action stating that had they applied for a permit to undertake the work, it would

have been granted. The only area of concern was that they had used more than one quarter's allowance in one go.

C. The area identified for the TPO was historically grazing land, as can be seen from Google Earth images in 1945. Over the years, the ground has become increasingly boggy and allowed the unintended growth of trees and bushes. The area is of no special interest with many trees dying or dead due to the ground conditions. There is little public amenity value.

D. With regard to public amenity, very little of the area can be seen from the adjacent cycle track due to the growth of trees and bushes. In the period of foliage, it would take a concerted effort to see this area from the cycle track. They contest the view that the area has trees included in it that have significant public amenity value and make a notable contribution to the local and wider landscape.

E. The TPO identifies the area as 'Land at Wern Woodland'. They believe this is a deliberate attempt to link their land with Wern Woodland to give some credibility to the order. Wern Woodland is actually some 1km away, as identified on CCBC's own website.

F. The area of woodland falls under the remit of NRW. The officer from NRW advised that they would require his permission to undertake any felling in this area. Any TPO would create a duality of legislation already in force.

G. The area is very boggy and makes maintenance very difficult. They have no plans to return the area to pasture, which was its historic use. However, they may need to remove dead/dying trees and open up some space to allow their horses to roam safely. They would seek permission from NRW prior to any work. In any event, even if it were practical to return the area to pasture, this was what the area was some 60 years ago.

The landowners conclude: "In essence, we have managed our land responsibly. The improvements we have made to our land in general have benefitted us as owners and the public who visit our area. The area identified for TPO is already protected by NRW. We see no grounds for issuing a TPO covering an area that was previously pastureland and on which there are no trees that are either endangered or which have any special scientific interest. The area is not clearly visible to the passing public. The order would unjustly affect our right as landowners to use it in the most beneficial way for our particular agricultural needs."

Allegations are also made against the conduct of one of the Council's officers who was involved with the making of this TPO, but they have not been repeated here as they have no bearing on whether the woodland is worthy or not of a TPO.

4.3 Those objections will be considered below on the basis of the same lettering.

Objections A and B: The landowners' commitment to enhancing the area is not questioned, and the involvement of the NRW has no bearing on the merits of the TPO.

Objection C. The historic use of land does not have any bearing on the validity or expediency of a TPO. The legislation guidance, 'Tree Preservation Orders – A Guide to the Law and Good Practice' (AGTLGP), does not mention it at all as a factor that could preclude a tree, group of trees, or woodland from inclusion in a TPO. The Council's aerial photography data from 1940 shows the area covered by the proposed TPO as having small trees visible, especially towards the south-eastern corner. The south-eastern quadrant looks to be at least as

wooded as the woodland slightly further east and south of the adjacent railway line. Ordnance Survey (OS) mapping of 1959 shows the same area as being a boggy/marsh. By 1961 OS mapping shows the area as a mixed wooded pasture. 1971 OS mapping shows the area as clearly wooded, which subsequent aerial photography from 1991 and 2010 appears to confirm.

The Council must consider the merit of what is there at present. There are many trees and woodlands that are relatively modern in origin, but that does not mean they are not worthy of a TPO.

Objection D. The TPO does have a significant amenity value. The definition of 'amenity' in this context is not completely clear-cut. AGTLGP does state: *"TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public... The trees, or at least part of them, should therefore normally be visible from a public place, such as a road or footpath... the value of a group of trees or woodland may be collective only."*

The wooded area in question is highly visible from all four of its sides:

- from the well-frequented cycle track NCR 47 adjacent to the southwestern side (parallel to the railway), which is also parallel to PROW Gelligaer FP168.
- from PROW Gelligaer FP168 which also continues along the wood's eastern boundary, crossing two stiles.
- from PROW Gelligaer FP167 which is at the west end of the wooded area, and then crosses the railway via the swing gates.
- from PROW Caerphilly FP12 which leads to the railway crossing from the southwest (Nelson) side.

It can also be seen from several houses at Tawelfan.

The Guide continues: *"[LPAs] are advised to develop ways of assessing the 'amenity value' of trees in a structured and consistent way, taking into account the following key criteria: visibility, individual impact, wider impact and expediency."* Mindful of this, CCBC officers use the Tree Evaluation Method for Preservation Orders (TEMPO) process. This is a widely used methodology in the UK for assessing the key criteria highlighted by the guidance as necessary for fair evaluation, and is also a structured and consistent method of appraisal that is used on every tree or group of trees (or woodland) prior to serving a TPO. TEMPO assesses:

- Condition (though it should be noted that the TEMPO assessment is NOT a full hazard assessment of a tree or group of trees – which remains an owner's responsibility),
- Retention Span (in years),
- Relative Public Visibility
- Other Factors such as historic or habitat importance, or species rarity, and finally an
- Expediency Assessment which is essentially concerned with the level of threat to the tree or trees' removal.

The TEMPO assessment for this particular woodland – conducted on 3 June 2014 – resulted in a score of 18 points, which equates to a decision of 'Definitely merits TPO'.

The site is also identified as part of a site of importance for nature conservation (SINC) in the Adopted Caerphilly County Borough Local Development Plan. The eastern side of the woodland adjoins a Site of Special Scientific Interest (SSSI).

Objection E. The title of the TPO is not particularly critical, and it can be changed if it is considered inaccurate or inappropriate. The name was based on the SINC, which is referred to in the LDP as Wern Woodland, and runs for some 900m along the northern side of Nelson, the particular aspects of which are

Primary Features

- Semi-natural wet woodland.

Secondary Features

- Semi-improved neutral grassland.
- Scrub.
- Standing water.

The woodland subject of the TPO is the northwestern extremity of the SINC, but also adjoins an SSSI.

Objection F. NRW's permission is only required if a Felling Licence is being applied for. A Felling Licence is not required if fewer than 5 cubic metres of timber is being felled in any given calendar quarter. Smaller quantities of felling, or pruning maintenance to trees covered by a TPO would still require the Council's written approval. Similar exemptions apply with both forms of protection, e.g. dead or dangerous trees are exempt from prior written permission from the LPA or the granting of a Felling Licence. Anyone undertaking such works would though need to be able to prove – if queried – that the trees concerned were in fact dead or dangerous. However, non-emergency pruning or removals would need Local Planning Authority written approval. Provided the works applied for were reasonable and appropriate then they would be approved. Normal sensible management of woodlands (e.g. regular selective thinning, or routine maintenance of boundary trees) would nearly always be approved unless there were a specific issue relating to loss of overall amenity.

Objection G. If the woodland were not covered by a TPO then there would not be any requirement to seek permission from any organisation to fell trees unless it were more than 5 cubic metres of timber being felled within any one calendar quarter. If the extent of the space to be "opened up" referred to in objection G to allow horses to roam safely were not detrimental to the overall amenity of the woodland then the applied for works would likely be approved. If an application were received to remove a significant swathe of woodland, then that would likely be refused, or possibly approved with some modification.

The woodland is of sufficient amenity value to justify its protection by a TPO. It would appear that the current owners wish to manage it, rather than remove it, but their intentions might change, and future owners of the land may also have other intentions. It would therefore be prudent to confirm the TPO.

5. EQUALITIES IMPLICATIONS

5.1 There are no equalities implications in this case.

6. FINANCIAL IMPLICATIONS

6.1 None

7. PERSONNEL IMPLICATIONS

7.1 None.

8. CONSULTATIONS

The Council's tree officer.

9. RECOMMENDATIONS

9.1 That TPO 75 of 2014 is confirmed with the following change of name: Woodland northeast of Tawelfan adjoining National Cycle Route 47

10. REASONS FOR THE RECOMMENDATIONS

10.1 As set out in the report above

11. STATUTORY POWER

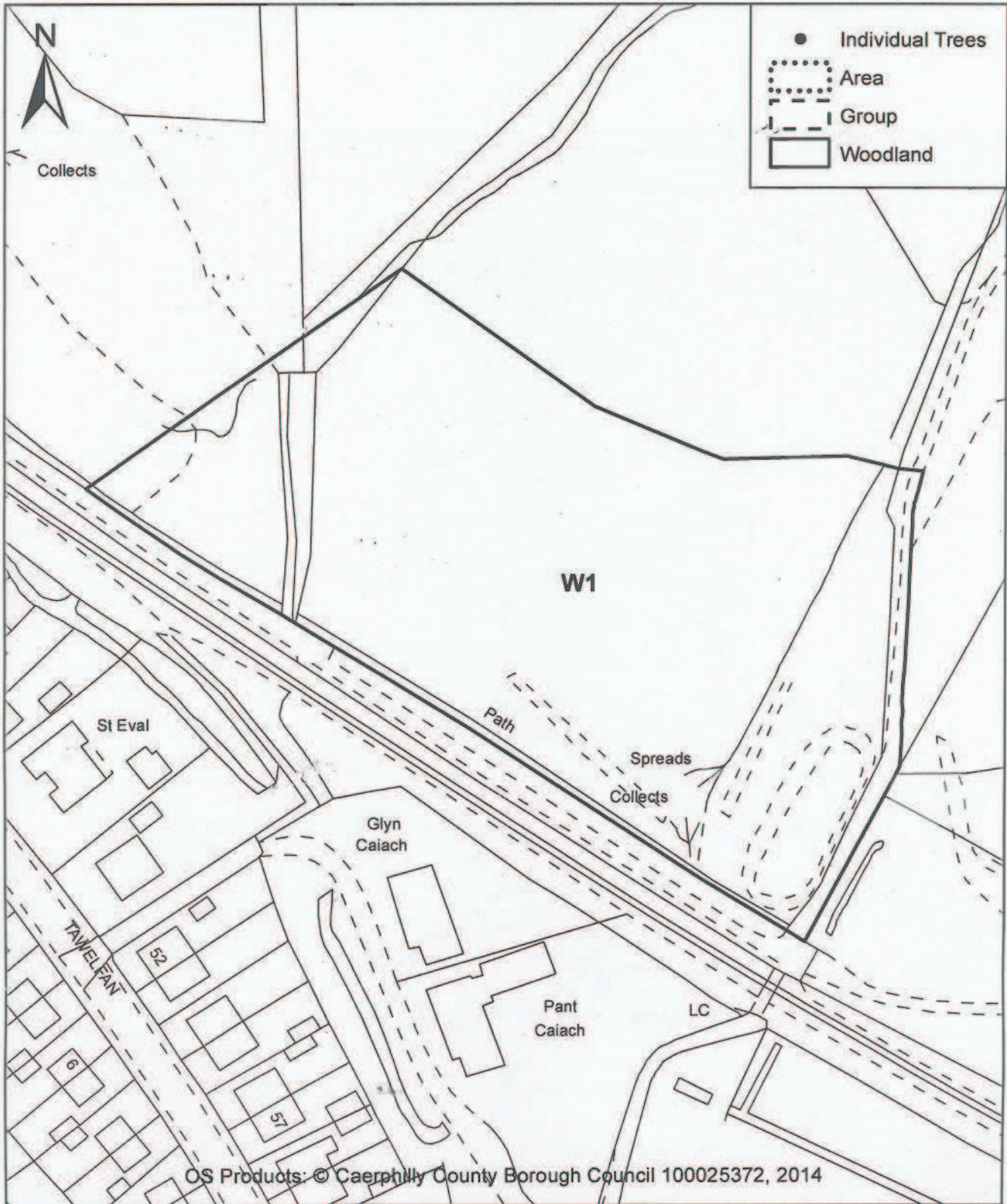
11.1 The Town and Country Planning Act 1990 and related acts and statutes.

Author: Tim Stephens - Development Control Manager

Consultees: Paul Harris - Senior Arboricultural Officer

Background Papers: Provisional TPO 75 of 2014

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PREFACE ITEM

APPLICATION NO. 14/0422/NCC

APPLICANT(S) NAME: Mr A Price

PROPOSAL: 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

LOCATION: Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

This application was reported to Planning Committee on 14 January 2015 at which a decision was deferred to allow officers to draft a condition that would allow the extension of hours on a temporary basis. A copy of the original report is attached as an appendix, as is the subsequent report that addressed the drafting of reasons for refusal.

Welsh Government (WG) has recently issued Circular 16/2014 - *The Use of Planning Conditions for Development Management*, which sets out tests that apply to all conditions, and gives guidance on the use of temporary consents. All conditions must be:

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable;
- (v) precise; and
- (vi) reasonable in all other respects.

In deciding whether conditions on a temporary permission are appropriate, the guidance advises that the following should be taken into account:

- it will rarely be necessary to grant temporary permission for development which conforms with the provisions of the development plan;
- it is undesirable to impose a condition requiring the demolition, after a stated period, of a building that is clearly intended to be permanent, and
- the material considerations to which regard must be had in granting permission are not limited or made different by a decision to make the permission a temporary one. The reason for granting a temporary permission should never be that a time limit is necessary because of the effect of the development on the amenity of the area.

Cont'd....

Preface Item 14/0422/NCC Continued.

According to the circular those considerations will mean that a temporary permission will normally only be appropriate, either where the applicant proposes temporary development, or when a trial run is needed in order to assess the effect of the development on the area. Where objections to a development arise in response to its effect on, for example, the quality of life of the occupants of nearby residential properties, they should, if necessary, be met by conditions whose requirements will safeguard that amenity. If it is not possible to devise such conditions, and if the damage to amenity cannot be accepted, then the only course open is to refuse permission.

Members were concerned about the impact of the current proposal on odour levels, and residential amenity including the effect of traffic. The officers' consideration of those concerns presented to the last committee outlined why it may be difficult to support reasons for refusal based on those matters. A temporary permission would be a reasonable way of assessing whether odour and residential amenity problems would arise. A period of three years would be adequate to allow those matters to be properly assessed.

A temporary condition in this case would pass the tests set out above. It would be 'necessary' because it would allow a proper assessment of the impacts of the additional hours of operation; it would also be relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

The applicant's agent has pointed out that condition 3 recommended by officers limits the delivery of food waste to local authorities only whereas councils also use contractors to deliver waste. Therefore it is recommended that the condition be amended to read: 'The site may be open for the receipt of food waste from a local authority or its contractors between the following hours ...'

Recommendation: That planning permission is GRANTED subject to the conditions on the attached report, with condition 3 amended as set out above, and with the following additional condition.

12. The hours of operation hereby approved shall apply for a temporary period only expiring on 28 February 2018, after which the hours of operation shall revert to those granted permission by Caerphilly County Borough Council consent number P/04/1912.
REASON: To allow the impact of extended hours of operation to be assessed.

PREFACE ITEM

APPLICATION NO. 14/0422/NCC

APPLICANT(S) NAME: Mr A Price

PROPOSAL: 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

LOCATION: Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

This application was reported to Planning Committee on 10 December 2014. A copy of the original report is attached. Members resolved to defer a decision to allow officers to draft a reason for refusal based on concerns about odour and the impact on residential amenity.

There is a history of odour complaint associated with the in-vessel composting facility (IVC) at these premises, and that has been the subject of discussion between the owner and Natural Resources Wales (NRW). More recently the level of complaint has diminished. From a planning point of view, it would be difficult to argue that the change in hours of operation sought by the applicant would aggravate the odour, or cause any significant loss of residential amenity.

The application is supported by a statement by an environmental consultancy specialising in air quality, odour assessment and environmental noise; and an environmental noise assessment, and a transport statement.

The amended hours of operation being sought amount to an additional 3 hours on Saturday, and 5-and-a-half hours on bank holiday mornings starting at 07.30. The licensed amount of waste that can be received at the building (29,150 tones per annum) will not change; that is controlled by NRW. Delivery traffic would generally be a maximum of two arrivals and two departures each hour (four movements), that is 12 on Saturday afternoon, and 22 on a bank holiday. Occasionally the latter figure would be a maximum of 28 movements per day. All unloading would take place within the building, which uses negative air pressure to contain odour. There is no evidence that that scale of delivery, contained within the building, will make odour problems worse.

Councils now collect food waste on Saturday and bank holidays, and so the vehicles associated with that service are already on the highway on those days. A survey of traffic on Gelligaer Road on a Saturday revealed a flow of 341 vehicles per hour from 10.00 until 13.00, and 323 from 13.00 to 16.00. Peak traffic flow on Sunday was shown to be 619 cars in an hour. In that context, the traffic attracted to the site is small, and would not cause any significant harm to the amenity of the occupiers of dwellings

adjacent to the local roads. According to the evidence submitted by the applicant, the only property that would suffer a major impact in respect of noise levels would be Green Acres Bungalow, which is in the applicant's ownership.

A traffic capacity analysis of five junctions has been carried out for the applicant, at Shingrig Road/Dynevor Terrace, Shingrig Road/ Gelligaer Road, the access to the site, Church Road/Penallta Road, and Pengam Road/Hengoed Road. Those junctions are shown to be operating within their capacity, no greater than 89% in any case, and so there are no highway objections to the additional hours of operation.

The applicant gained planning permission on appeal in March 2013 for an anaerobic digester that would generate energy (our reference 11/0224). It would replace the existing IVC and would be subject to the following hours of operation: 07.00 to 18.00 Monday to Friday, 07.00 to 13.00 Saturday, with no operations to take place on Sunday, bank holidays or public holidays. It would also be open for the receipt of waste from local authority civic amenity sites between the following hours: 13.00 to 16.00 Saturday; and 07.00 to 16.00 Sunday and bank or public holidays. It is understood that it is intended to go ahead with this scheme, which on the basis of those limitations would include deliveries on Saturday afternoons, and bank and public holidays. The current alterations to the hours of operation do not include Sunday.

Recommendation: That Planning Permission is GRANTED subject to the conditions as set out in the attached report. However, if Members are minded to refuse permission the following reason is suggested:

The proposed alteration to the hours of operation for the existing in-vessel composting facility would increase the hours during which the risk of odour problems and noise disturbance to residential properties would occur, contrary to policy CW2 of the Adopted Caerphilly County Borough Local Development Plan up to 2021 (November 2010).

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:

Cond...

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...

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...

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.

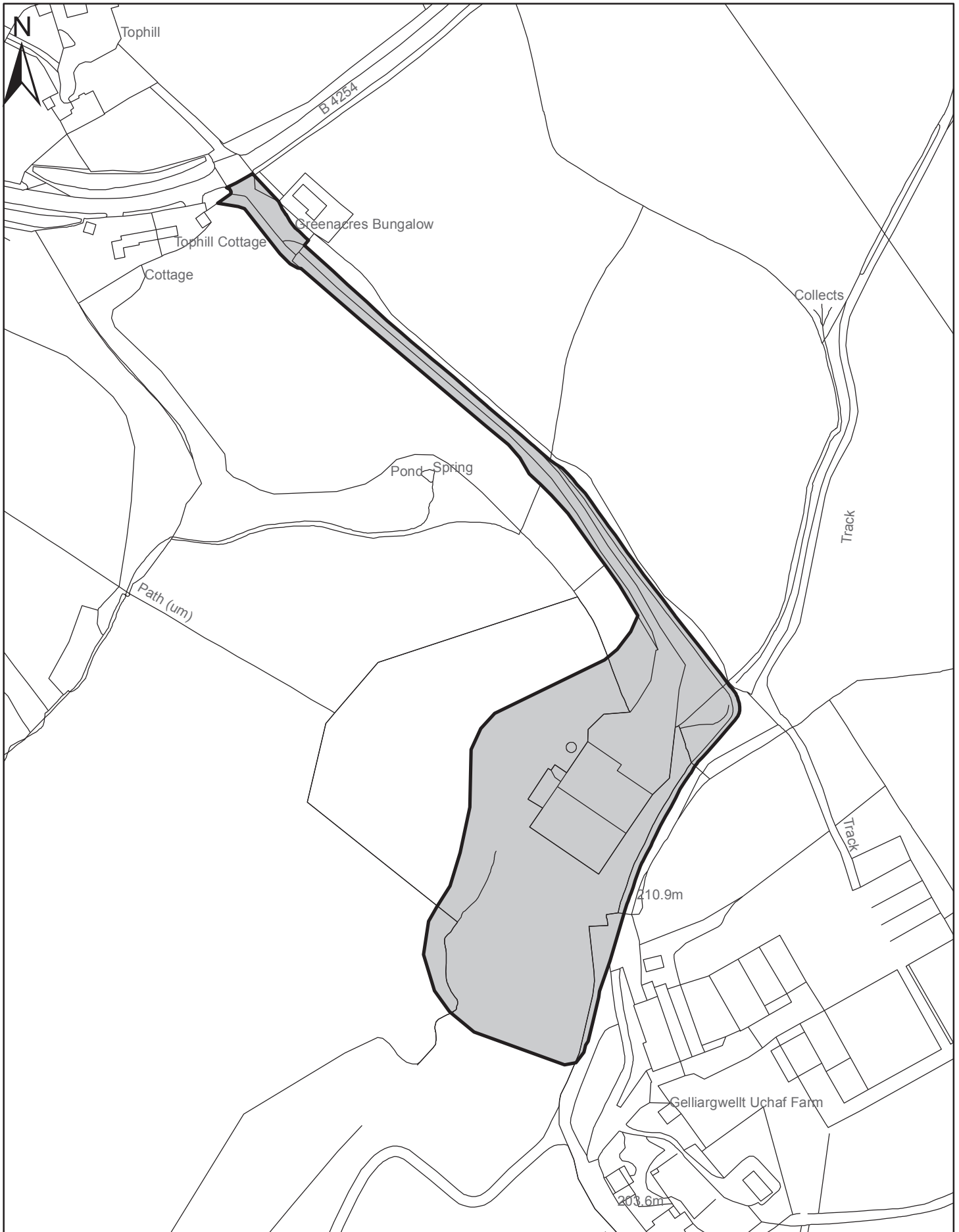
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Application No. 14/0422/NCC Continued

- 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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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0518/NCC 18.08.2014	Au Trust SIPP - DM Watts ISS0295 C/o Au Trust Ltd Imperial House Imperial Way Newport NP10 8UH	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 Land North Of Glan-Yr-Afon Glan-Yr-Afon Lane Fleur-de-lis Blackwood

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: Land north of Glan-Yr-Afon, Ford Road, Fleur De Lys, Blackwood, NP12 3XS.

Site description: The site is located within the settlement limits of Fleur De Lys. The River Rhymney bounds the site on its western side. A vehicle repair garage is located to the south of the site beyond which is Glan-Yr-Afon Nursing Home. A public footpath abuts the eastern boundary of the site beyond which are commercial premises. The public footpath links Ford Road to Nydfa Road running north. The site was formerly occupied by an industrial unit (approximately 500 sq m) which has since been demolished).

Access to the site is gained off a road leading off Ford Road near its junction with Commercial Street, that serves the rear of residential properties along Commercial Street, two commercial garages, a Health Clinic and Glan-Yr-Afon Nursing Home.

The topography of the site is such that the general ground level corresponds with the elevation of the access road. However, the site is elevated some 4 - 7 metres above the river bed along its western boundary and is faced with rock for the main duration of the site. This area of the site is currently overgrown and access is limited.

Cont'd....

Application Number 14/0518/NCC Continued.

Development: This application is for the renewal of a full planning permission for residential development, granted originally in 1999 (reference P/98/0706), which was subsequently renewed in 2004 (reference P/04/0219) and again in 2009 (reference 09/0197). Condition (1) of the permission required a commencement of development within five years of the date of the permission.

The scheme approved in 1999 showed 22 dwellings, being a mixture of semi detached and link houses of 2 and 3 bedrooms being served off a road to the north of Ford Road. The proposal was then renewed and the number of dwellings reduced to 21 dwellings. However, the current proposal is in respect of 16 dwellings comprising ten 3-bed houses and six 2-bed houses. The number of dwellings proposed has been reduced following an ecological bat and otter assessment carried out by Formaggia Environmental Ltd, which requires a 7m buffer zone along the western boundary of the site adjacent to the River Rhymney and in order to meet the requirements of conditions 8, 13 and 14 attached to the previous consent reference 09/0197, which state:-

8) All bank side trees and vegetation within 7 metres of the watercourse shall be protected from development in accordance with BS 5837 prior to the commencement and during the works of construction associated with the development hereby approved.

REASON: To protect the river corridor.

13) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.

REASON: To ensure adequate protection to protected species.

14) The development hereby approved shall be carried out fully in accordance with the recommendations made in Section 3 (specifically paragraphs 7,8,9,13,14,16, 17 and 18) and section 4.2 (Lighting Conditions on site) of the Bat and Otter Assessment dated September 2009 prepared by Formaggia Environmental Ltd for bat and otter mitigation measures (fencing, "permit to work" scheme, monthly otter checks and lighting scheme). The recommended measures will be strictly complied with.

REASON: To ensure proper measures are taken to safeguard the habitat of protected species present on the application site, in the interests of biodiversity.

Cont'd....

Application Number 14/0518/NCC Continued.

In this respect, the site layout has had to be amended to ensure compliance with the requirements of the above conditions and recommendations of the ecological report resulting in a reduction in the developable area. The design of each dwelling is not intended to be changed from the original planning approval.

Dimensions: The site amounts to approximately 0.65 hectares.

Materials: Mix of facing brick with painted render to the first floor front elevation, with blue/black simulated slate roof and upvc windows.

Ancillary development, e.g. parking: Parking is to be provided in respect of each dwelling amounting to a total of 51 car parking spaces in total.

PLANNING HISTORY

09/0197/NCC - Remove condition (1) from planning application P/04/0219 to erect residential development. Granted 30.10.2009.

P/04/0219 - Vary Condition (1) of planning consent P/98/0706 to erect residential development. Granted 18.03.2004.

P/98/0706 - ERECT RESIDENTIAL DEVELOPMENT. Granted 18/02/1999.

2/10477 - Four Dwellings. Refused 27.03.1992.

2/09259 - 2 No. light industrial units. Refused 08.01.1991.

2/09224 - Light industrial factory units. Refused 08/01/1991.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within the settlement boundary.

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place making, SP10 - Conservation of Natural Heritage, SP21 - Parking Standards.

Cont'd....

Application Number 14/0518/NCC Continued.

Countywide Policies

CW2 - Amenity, CW3 - Design Considerations - Highways, CW4 - Natural Heritage Protection, CW6 - Trees, woodland and Hedgerow Protection, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards, LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, 7th Edition July 2014
Welsh Government document Manual for Streets,
TAN 5 - Nature Conservation and Planning, TAN 12 - Design, TAN18 - Transport.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - Confirms his previous comments remain applicable, which require full engineering details of the road layout with sections, street lighting and surface water drainage, the proposed new access road to be not less than 5.5metres wide to serve the proposed development, any gates shall be located and fitted so as not to open out over the highway together with details of materials to be used, to be approved by the Local Planning Authority.

Countryside And Landscape Services - Requests conditions are attached to any consent in respect of ecological matters and biodiversity enhancements.

Head Of Public Protection - Has no objection to the development subject to standard contamination and site control conditions.

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.

Cont'd....

Application Number 14/0518/NCC Continued.

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

Senior Arboricultural Officer (Trees) - That the applicant submits an up-to-date Tree Protection Plan (TPP) together with an Arboricultural Method Statement (AMS). The TPP should be clearly presented and represented graphically. It is acceptable for the TPP to be incorporated within existing site plans or drawings - provided it is clear and definitive. The AMS will detail how works on site will be undertaken in relation to the existing trees, as well as fully account for how the retained trees will be suitably protected (e.g. by a tree protection barrier for the project's duration - to be installed according to the Standard's recommendations and in situ prior to any demolition or construction works having commenced at site.) before, during, and after the development, and also prior to the delivery of any equipment, materials or plant to the site. The AMS will provide clear details of all working practices and site "do's and don'ts" in regard to tree protection that all site staff will be made aware of before site activities commence. If any special measures are required in order to facilitate the current design layout - for example ground protection measures - then they must also be detailed as necessary within both the TPP and the AMS. The AMS will also outline provisions for a regular programme of site monitoring by the applicant's appointed qualified arboriculturist at appropriate phases in the development, which will ensure that the outlined protection measures remain arboriculturally appropriate and in situ for the duration of the development. The TPP and the AMS should both be in accordance with the recommendations of BS5837: 2012.

Rights Of Way Officer - Confirms that Restricted By-Way No.75 Bedwellty crosses part of the site and that no works shall affect this path until details of the paths protection have been agreed with the Local Planning Authority.

Natural Resources Wales - Requests a condition is attached to any consent requiring an agreed protected species methodology prior to the implementation of the permission, which should refer to section 3 of the report by Formaggia Environmental Ltd dated 22/9/09. It provides advice to be conveyed to the developer.

Natural Resources Wales -

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 31 neighbouring properties have been consulted.

Response: Ten responses to a petition letter distributed in the area, and 6 separate letters.

Cont'd....

Application Number 14/0518/NCC Continued.

Summary of observations:

- The site has limited access, which will not meet with the Council's requirement to provide a 5.5m wide access. The proposed development will cause disruption to a well-established business and the landowner has not complied with an environmental order to clear the site.
- the woodland along the public footpath, from Glan-Yr-Afon nursing home in Fleur De Lis to River Terrace in Pengam is to be destroyed and over 20 houses built in its place together with a large road which will join the road along Pengam Health Centre,
- will result in unacceptable increase in traffic (additional 60 cars) causing a danger to highway safety,
- the proposal will affect users of the Health Centre, residents, residents of Glan-Yr-Afon nursing home, children walking to Pengam and Trelyn Schools, people walking to Pengam station,
- increase risk for children using playing fields, the library,
- residents have not been informed of the application
- loss of the existing footpath between Fleur De Lys and Pengam
- unauthorised use of the public footpath resulting in damage to the path
- removal of trees
- disputes the accuracy of the submitted plans,
- destroys one of the only green publically accessible areas in the village, which is heavily used by children, dog walkers, cyclists and encourages physical activity and safety from traffic.

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? Yes.

The revised site layout now takes account of the recommendations in the Bat and Otter Assessment prepared by Formaggia Environmental Limited in September 2009 in support of the previous planning application 09/0197/NCC for this site. The layout has been revised to move the footprint of the development within the line denoted in the site plan in Appendix A of the Bat and Otter Assessment prepared by Formaggia Environmental. The mature trees with potential for providing bat roosts along the top of

Cont'd

Application Number 14/0518/NCC Continued.

the river embankment appear to be able to be retained and impacts on protected species are now in line with those set out in the Bat and Otter Assessment.

As bats (common pipistrelle, soprano pipistrelle and whiskered/Brandt's) and otters are present on site and may be indirectly affected by the development, the Local Planning Authority is required to apply the three tests under Article 16 of the Habitats Directive:

It is essential that planning permission be granted only when the Local Planning Authority is satisfied that all three tests are likely to be met.

Test i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

The redevelopment of the site will meet the demand for housing in the County Borough in accordance with local plan policies and national planning guidance at a time when the Council does not have a 5 year housing land supply.

Test ii) There is no satisfactory alternative.

It is considered that to do nothing would result in the continued deterioration of the site as a result of the site becoming overgrown and unkempt, in a predominantly residential area to the detriment of both visual and residential amenity. In terms of alternative sites, this application is in respect of a former industrial site and as such represents a brownfield site and as such the residential development of the site is acceptable. A bat survey and mitigation measures have been submitted and it is considered that the proposals are acceptable and will ensure the favourable conservation status of the bat species.

Test iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

A bat and otter survey was carried out by a competent ecologist with proven experience in bat and otter surveying at an appropriate time of year. The survey report concludes that the trees along the river corridor and gorge adjacent to the site have features that are likely to be used by bats for roosting, and provide suitable habitat for breeding otters. Following the submission of an amended layout, adequate mitigation recommendations have been put forward in the bat and otter survey report that can be controlled by conditions. The favourable conservation status of the species is therefore unlikely to be affected by this development.

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Application Number 14/0518/NCC Continued.

Is this development Community Infrastructure Levy liable? Yes. The total floorspace of the development is 1996 square metres which would equate to a CIL contribution in the mid-range viability area of £49,900.

ANALYSIS

Policies: As with any application for the renewal of planning permission the main consideration is whether there has been any material change since the previous decision was granted. In terms of policy and other planning criteria the Adopted Caerphilly County Borough Council Local Development Plan, up to 2021 is the relevant plan and replaces the Approved Caerphilly County Borough Unitary Development Plan, which was relevant at the time of the previous consent reference 09/0197. There has been a change in the ownership of the site but this would have no bearing upon the determination of this planning application.

Notwithstanding the Local Planning Authority consider only the question of the conditions subject to which planning permission is sought under a S.73 application, this does not prevent them from looking also at the wider considerations affecting the original grant of permission. This has resulted in the previous applications to renew the consent considering minor amendments, which to date have included minor changes to the access to the site and the reduction in the number of houses by one. Also additional conditions have been attached over time where it was considered there had been a material change in circumstances, which needed to be addressed. The Local Planning Authority may be unrestrained in its consideration of the full planning merits of the application, and the result of a successful application under S.73 is a wholly new planning permission and whilst it does not empower the Local Planning Authority to rewrite the permission altogether they have the power to modify or add conditions provided it does not fundamentally alter the proposal.

The original site layout plan submitted with this current application includes the steep wooded bank adjacent to the River Rhymney. This bank forms part of the River Rhymney Site of Importance for Nature Conservation.

The original submitted layout with its 22 housing plots included the whole river embankment as part of the development, with some property footprints, in particular no's 1, 13 and 14 being built beyond the current break of slope, and the rear gardens of the majority of the properties including the steep, and in some cases, almost vertical drop to the river. It is not possible to build the properties as it is shown on that plan, without the construction of major retaining walls which would result in the loss of all of the woodland on the west bank of the river and subsequent major impact on the River Rhymney. No ecological survey has been submitted with respect to this current application, although a bat and otter survey report was undertaken by Formaggia

Cont'd....

Application Number 14/0518/NCC Continued.

Environmental Limited and submitted in connection with the previous planning approval 09/0197/NCC. In this report, a plan in Appendix A of the report shows the break of slope and the limit of developable land, which is at odds with the previously submitted and current layout. A revised housing layout was therefore required, and in order to avoid impact on the Site of Importance for Nature Conservation that layout needed to exclude all of the river embankment from both buildings and garden enclosures. In addition, although the trunks of the mature trees at the top of the river embankment are just below the break of slope, the canopies of these trees spread out onto the plateau by several metres, and it is likely that the corresponding root structure of these trees may also spread out in this direction. In this respect the Senior Arboricultural Officer (Trees) has been consulted and his requirements in terms of the suitable protection for retained trees is referred to above.

The Local Planning Authority cannot ignore the topography of the site, the existence of riverbank trees and the requirements of the ecological conditions on the previous application, which are a constraint on the approved layout of the site. Consequently, the applicant has submitted an amended site layout plan in order to address those ecological and topographical constraints in relation to the development of the site. The changes have been subject to further consultation and notification to neighbours. The amended plan excludes development from the required 7m buffer zone, along the western boundary of the site, and adjacent to the River Rhymney, which falls within the Rhymney River Site of Interest for Nature Conservation. This results in the number of dwellings on the site being reduced to 16 units. The route of the proposed access road to the site, off the junction with Ford Road with a length of road that leads to the site boundary remains the same as previously.

The application site's plateau has become significantly more vegetated since the approval of the last application in 2009 with bramble and willow scrub, and tall grassland. There is a significant amount of Japanese knotweed on site, which will need to be eradicated or removed prior to any work commencing. There are also large quantities of tipped material on site, which will also need to be removed/dealt with. This may be addressed by attaching appropriate conditions to any consent.

The bramble and willow scrub on the main plateau and on the woodland embankment is likely to provide a habitat for nesting birds, so any works will need to avoid the bird nesting season. This may be addressed by attaching appropriate conditions to any consent.

As the condition of the site is now suitable for reptiles, a reptile survey will be required prior to any works commencing on site, and depending on the findings of the survey, a methodology submitted for the capture and translocation of any reptiles present on site, including details of a suitable receptor site. This may be addressed by attaching appropriate conditions to any consent.

Cont'd....

Application Number 14/0518/NCC Continued.

This Council's Head of Public Protection has requested additional site control conditions to be attached to this renewal in order to ensure the amenity of occupiers of neighbouring properties is not adversely affected.

All other conditions previously attached to planning reference 09/0197 remain applicable in addition to the additional conditions referred to above.

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 site has limited access, which will not meet with the Council's requirement to provide a 5.5m wide access. The proposed development will cause disruption to a well-established business and the landowner has not complied with an environmental order to clear the site.

Response. This Council's Group Manager (Transportation Highways) has considered the application and has raised no objection to the development subject to conditions being attached to any consent referred to above. The site will be cleared upon the development of the site; however, officers are investigating the comment that an environmental order has not been complied with.

- the woodland along the public footpath, from Glan-Yr-Afon nursing home in Fleur De Lis to River Terrace in Pengam is to be destroyed and over 20 houses built in its place together with a large road which will join the road along Pengam Health Centre.

Response. The site was for many years an industrial site. Planning permission was originally approved in 1968 by the former Monmouthshire County Council, in respect of a garage and workshop for commercial vehicles. In 1978 records confirm the site was used as a garage/hauliers yard in association with a yard located to the east of the site. Access to the application site at this time was obtained from the lane leading off Ford Road. In 1992 records confirm the site was known as Old Hauliers Yard to the rear of Commercial Street and comprised a large compound area surrounding a substantial garage (floor space of just over 400 square metres). Access to the site was again obtained off an unmade lane to the rear of Commercial Street leading off Ford Road. The original buildings on the site have since been demolished and the site has self seeded and become overgrown. However, the western boundary of the site falls within the River Rhymney Site of Importance for Nature conservation (SINC) and as such is excluded from development as identified on the submitted site layout. The previous application was supported by an Ecological Appraisal undertaken by

Cont'd....

Application Number 14/0518/NCC Continued.

Formaggia Environmental Ltd. Planning conditions have been attached to the previous consent to ensure adequate protection and mitigation to protected species together with a condition, which requires all bank side trees and vegetation within 7 metres of the watercourse to be protected from development prior to the commencement and during the works of construction associated with the development.

- will result in unacceptable increase in traffic (additional 60 cars) causing a danger to highway safety.

Response. The proposed development is for 16 units and off-street parking has been provided in respect of each dwelling. This Council's Transportation Engineering Manager has considered the application and has raised no objection to the development subject to conditions being attached to any consent referred to above.

- the proposal will affect users of the Health Centre, residents, residents of Glan-Yr-Afon nursing home, children walking to Pengam and Trelyn Schools, people walking to Pengam station.

Response. The proposed residential use of the site is considered to be compatible with the surrounding residential uses. Restricted By-Way No.75 Bedwellty crosses part of the site and no works shall affect this path until details of the paths protection have been agreed with the Local Planning Authority. Therefore the existing public footpath will remain, with the new access road to serve the development only running alongside for the length of the development. In this respect, it is not considered the proposed development would adversely affect users of the Health Centre, residents, residents of Glan-Yr-Afon nursing home or people walking to Pengam and Trelyn Schools and Pengam Railway Station.

- increase risk for children using playing fields, the library.

Response. The writer has not explained what the risk to children would be but if the concern relates to highway safety, then this has been addressed above.

- residents have not been informed of the application.

Response. The application has been advertised on site on 3 September 2014, in the press, and 39 neighbouring properties were consulted on 2 September 2014 and 21 November 2014 in respect of amended plans.

- loss of the existing footpath between Fleur De Lys and Pengam.

Response. There will be no loss of footpath between Fleur De Lys and Pengam.

Cont'd....

Application Number 14/0518/NCC Continued.

- unauthorised use of the public footpath resulting in damage to the path.
Response. The writer has referred this matter to this Council's Public Rights of Way department.

- removal of trees.

Response. There are no trees, which are protected under a Tree Preservation Order within the site.

- disputes the accuracy of the OS submitted plan, because it excludes the lane leading to the site and the cliff edge along the boundary of the site. She indicates that the environmental planning officers at the Welsh Assembly and National Government would be interested in this.

Response. The OS plan submitted with the application identifies the application site in red and shows part of the lane leading into the site as well as part of the surrounding area thus identifying the site in its context. This satisfies the requirements of the planning authority. With regard to the concern in respect of the identification of the cliff edge, the amended plans received indicate the approximate line of the top of the bank (cliff edge) along the river and limit of developable area. The writer also makes reference to the shading of the road on the proposed site layout plan suggesting it should all be shaded solid grey / black and not a light grey as shown. It is unclear exactly what the concern is here but for clarification the light grey shading indicates the proposed road to the development and the darker grey the proposed public footpath running along it. It should be noted that Natural Resources Wales has been consulted in respect of the application and provided a response as referred to above.

- destroys one of the only green publically accessible areas in the village, which is heavily used by children, dog walkers, cyclists and encourages physical activity and safety from traffic.

Response. This is private land and any access by the public would be a private trespass.

- An objector also alleges the previous applicants, Westhead Development Ltd were required to remove spoil from the site that they had deposited there from other building projects and to restore the land to its original level making sure no toxic waste remains on site.

Response. The application has been considered by this Council's Head of Public Protection who has requested standard conditions to deal with any contamination of the site are attached to any consent.

Cont'd....

Application Number 14/0518/NCC Continued.

Other material considerations: None.

In the absence of any other material change it is considered that permission be given in respect of the extension of time implementation of the residential development of 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.
- 02) 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.
- 03) Notwithstanding the submitted plans the carriageway of the proposed new access road shall not be less than 5.5metres wide to serve the proposed development.
REASON: In the interests of highway safety.
- 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, any gates shall be located and fitted so as not to open outwards towards the highway.
REASON: In the interests of highway safety.
- 05) Notwithstanding the submitted plans the development shall not occupied until details of permanent materials for the construction of the proposed means of access have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be completed in accordance with the agreed details prior to beneficial occupation.
REASON: In the interests of highway safety.

Cont'd....

Application Number 14/0518/NCC Continued.

- 06) The development hereby approved relates to the details received on 16th January 2015, site layout drwg no.LT1416.04.01 Rev A by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 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.
- 08) Unless otherwise agreed in writing with the local planning authority, all trees and vegetation to the west of the line marked in green on the submitted revised site layout, drawing no LT1416.04.01, shall be protected from development in accordance with BS 5837 prior to the commencement and during the works of construction associated with the development.
REASON: To protect the river corridor.
- 09) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 10) 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) 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.

Cont'd....

Application Number 14/0518/NCC Continued.

- 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.
- 13) 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.
- 14) The treatment of the western boundary of the site with the existing coach depot shall be agreed in writing with the Local Planning Authority and implemented prior to the occupation of the dwellings hereby approved.
REASON: To reduce the impact of the existing commercial activity on the proposed development.
- 15) Where any species listed under Schedules 2, 4 or 5 of The Conservation of Habitats and Species Regulations 2010 is present on the site (or other identified part) in respect of which this permission is hereby granted and a Natural Resources Wales European Protected Species licence is required, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof with the accompanying method statement has been produced to the Local Planning Authority.
REASON: To ensure adequate protection to protected species:
- 16) Prior to the commencement of works associated with the development hereby approved, 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

Cont'd....

Application Number 14/0518/NCC Continued.

Protection act 1990 and the Environmental Protection act Duty of Care regulations 1991. The submission of a method statement, to be agreed in writing with the Local Planning Authority by condition is to ensure that an adequate means of eradicating or containing the spread of the plant is considered and thereafter implemented to prevent the further spread of the plant which will have a negative impact on biodiversity and existing or proposed landscape features.

- 17) No development or site/vegetation clearance shall take place until a detailed reptile survey has been carried out by a competent ecologist with proven expertise in reptile surveying. The results of the survey, together with an assessment of the impact of the development on this species and if necessary, details of any proposed remedial measures shall be submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.
- 18) 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.
- 19) Prior to the commencement of any works on site, details of the provision of nesting and roosting sites for bird and bat species within the new buildings 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 birds as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
- 20) Prior to the commencement of development an up-to-date Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by a suitably qualified arboriculturist and in accordance with BS5837:2012, shall be submitted for consideration and approval in writing with the Local Planning Authority. Both items will fully account for how the retained trees on site will be suitably protected before, during, and after the development, and also prior to the delivery of any equipment, materials, or plant to the site. Clear details of all working practices will

Cont'd....

Application Number 14/0518/NCC Continued.

be provided as relates to the arboriculture of the site, including (but not restricted to) the detailed specification for a tree protection barrier, any arboriculturally necessary ground protection (or any other special) measures, and a programme of regular site monitoring. The development shall be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

- 21) Prior to the development commencing, a lighting scheme shall be submitted to and agreed, in writing, with the Local Planning Authority. That scheme shall indicate the type and positioning of luminaires, and a plan indicating expected illuminance levels both on and off site. The lighting shall thereafter be installed and maintained in accordance with the agreed scheme and no additional lighting shall be installed without the approval of the Local Planning Authority.

REASON: In the interests of nature conservation.

- 22) Prior to commencement of works details of a "permit to work" scheme within the tree protection zone shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

REASON: To protect the river corridor.

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, CW3, CW4, CW6.

The applicant is advised of the comments of Senior Engineer (Land Drainage), Natural Resources Wales, Rights of Way Officer, Dwr Cymru/Welsh Water.

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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0818/FULL 10.12.2014	United Welsh Housing Association C/O LRM Planning Mr M Rees Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Demolish the existing fire station and construct 8 No. 2-bedroom affordable dwellings (C3), 6 No. 1-bedroom affordable apartments (C3) and construct a residential block (C2) comprising 8 apartments and associated office space to provide accommodation and support for independent living and mental health well being Former Bargoed Fire Station William Street Gilfach Bargoed CF81 8ND

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Former Bargoed Fire Station, William Street, Bargoed. The site is located within the settlement boundary. In terms of surrounding context and boundaries, directly to the north is an access lane separating the site from the rear boundary of the terraced residential properties along Alfred Street. Further to the north lies the built up residential development and Bargoed Town Centre beyond. To the east of the site lies William Street and the backs of residential properties / rear access lane which are immediately adjacent to the site. The existing vehicular access to the site also lies to the east. In the immediate surrounding area lies 'Gilfach House' an office development occupied by Caerphilly County Borough Council. 'Gilfach House' is a combination of 1 and 2 storey building. To the southwest, at the end of William Street, is an enclosed Multi Use Games Area (MUGA) comprising of goals and hoops. There is also a combination of converted and purpose built office/employment space currently utilised by PC Diagnostics and PC Mobility Services to the east and south east of the site at William Street. Further to the east lies Park Place, which forms the main route into Bargoed, which is set at a lower level than the site. Directly to the south of the site is a large grassed amenity area/informal open space called Church Field and to the west, set at a higher level, are the rear boundaries of detached/semi-detached properties along Hillside Park.

Cont'd....

Application Number 14/0818/FULL Continued.

Site description: The site is currently occupied by the redundant Bargoed Fire Station, hard standings, grassed area and fire tower. Boundary treatments consist of post and wire fencing. An existing retaining wall and grassed embankment run around the rear of the building to accommodate the difference in levels in this location. There are a few trees on the site namely, one Sycamore located on the eastern boundary of the site together with 6 Cherry trees located in the grassed area to the front of the fire station building near the eastern boundary. A vehicular lay-by exists to the front of the site.

The planning application is supported by a Design and Access Statement, a Planning statement, a Transport Note, a Preliminary Ecological Appraisal, Tree Survey, and a copy of the details of the Exhibition Boards displayed at the public exhibition held on the 27 October 2014 by UWHA.

Development: Full planning permission is sought in respect of the demolition of the existing fire station and construct 8 No. 2 bedroom affordable dwellings (C3), 6 No. 1 bedroom affordable apartments (C3) and construct a residential block (C2) comprising 8 apartments and associated office space to provide accommodation and support for independent living and mental health well being. The Use Classes Order 1987 defines class C2 as residential institutions, and class C3 as dwellinghouses.

The Planning statement submitted with the application describes the development as follows: -

There are two distinct elements of the type of accommodation to be provided:

- General needs (C3) affordable housing, which will be open to local people that are presently on the local waiting list for housing. This element will comprise 8 no. 2 bedroom houses and 6 no. 1 bedroom apartments that will be managed by United Welsh Housing Association.
- Accommodation for independent living and mental health well being (C2) providing 8 units and a staff office. This will be managed by Gofal, one of Wales' leading mental health charities, with over 22 years of experience in managing a range of supported housing schemes and support services across Wales.

The scheme follows on from Ty Osborne in Caerphilly, which has been operational since 2013 and successfully provides similar accommodation. The objective is to provide high quality accommodation and support for people in need, promoting and developing independence and the skills to enable them to move on into full independent living.

Cont'd....

Application Number 14/0818/FULL Continued.

The planning application has been submitted in direct response to the significant level of need for affordable housing in the local area and the need to provide supported living accommodation both of which are identified as a priority by the Welsh Government.

Dimensions: House type A: 5.8m in width x 8.6m in depth x 8.35m high. The internal layout comprises a living room, kitchen/diner and wc/shower on the ground floor and two bedrooms and a bathroom on the first floor.

House type B: 8.7m in width x 5.8m in depth x 7.7m in height. The internal layout comprises a living room, kitchen/diner and wc/shower on the ground floor and two bedrooms and a bathroom on the first floor.

Two-storey apartment type C: 5.4m in width x 12.1m in depth x 9.5m in height. The internal layout of each flat comprises a lounge/kitchen/diner, bedroom and bathroom.

Two storey apartments type D: 5.7m in width x 11.1m in depth x 9.3m in height. The internal layout of each flat comprises a lounge/kitchen/diner, bedroom and bathroom.

Three-storey, C2 supported block: maximum footprint of 25m in width x 8.3m in depth x 10.3m in height. Each flat comprises a lounge/kitchen/dining room, bedroom and bathroom. The ground floor will also accommodate an office, staff room and communal room/kitchen with carers/staff flat.

Materials: Dark grey fibre cement tiles in the roof, dark grey/black pvc rainwater goods, a mix of timber effect cladding, reconstituted stone walling and off-white smooth render in the walls, grey upvc casement windows, composite front entrance doors with glazed panels and GRP door canopies.

Ancillary development, e.g. parking: 23 car parking spaces.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

Cont'd....

Application Number 14/0818/FULL Continued.

Policies: Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place Making, SP7 - Planning Obligations, SP21 - Parking Standards

Countywide Policies

CW1 - Sustainable transport, accessibility and social inclusion, CW2 - Amenity, CW3 - Design considerations - Highways, CW11 - Affordable Housing, CW15 - General locational constraints, CW18 - Locational constraints - Housing for People in Need of Care, supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Development,

NATIONAL POLICY

Planning Policy Wales, 7th edition July 2014, TAN 5 - Nature conservation and Planning, TAN 12 - Design, TAN 18 - Transport, and Welsh Government's Manual for Streets.

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 planning application.

CONSULTATION

Head Of Public Protection - No objection subject to standard contamination conditions.

CCBC Housing Enabling Officer - Confirms the development would comply with supplementary planning guidance on affordable housing. However, should the Housing Association sell on the site, the Council would require 10% affordable housing provision. This would equate to 2 units. The units would need to be transferred to the nominated Housing Association, UWHA at a transfer price of £44,849.

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.

Outdoor Leisure Development Officer - No objection.

Cont'd....

Application Number 14/0818/FULL Continued.

Head Of Public Services - The Authority does provide kerbside collections for refuse, recycling and green waste, with the onus on the developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property. In relation to the flats the compound needs to be large enough to accommodate the bins and should be near or open onto the proposed adopted highway as the tenants are responsible for putting their bins out for collection.

Transportation Engineering Manager - Has no objection to the development subject to conditions being attached to any consent relating to highway and parking provision and any retaining walls.

Dwr Cymru - Provides advice to be conveyed to the developer in respect of foul water and surface water discharges together with land drainage run-off.

Police Architectural Liaison Officer - Has no objection to the development.

Wales & West Utilities - Has no objection to the development but 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.

Countryside And Landscape Services - In terms of landscaping there is no objection to the principle of the residential development of the site, however the scheme may be improved by the introduction of soft landscaping and a change in the use of materials in respect of hard landscaping. The Council's Ecologist has considered the ecological appraisal submitted and requested conditions accordingly.

Senior Arboricultural Officer (Trees) - Recommends the applicant incorporates the management recommendations of the tree survey (dated 02/10/14, by Treescene Arboricultural Consultants & Contractors) into the overall site management plan. That the applicant submits a detailed landscaping plan that will include details of planting plans (including schedules of plant species, sizes, numbers, and locations; and further details of planting - including a sustainable tree pit design within a hard standing setting, staking, mulching, protection, and after care methods) and an implementation programme for those works, and their monitoring by suitably qualified agents to ensure their successful establishment.

Social Services (Mental Health / Adult Services) - No objection. Social Services are in full support of this application and would confirm the need for this type of accommodation for people with mental health difficulties in this area. The development of this type of accommodation would support the recommendation of the Wales Audit Office Report which identified a shortage of suitable accommodation to meet this level of need.

Cont'd....

Application Number 14/0818/FULL Continued.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 35 neighbouring properties have been consulted.

Response: Eight letters and e-mails have been received and the objections are summarised below.

- misinformed by UWHA at the public exhibition held on the 27th October 2014 regarding the proposed use of the site
- concern that there were so many Council employees at the public exhibition, which gave the impression the planning application was a done deal
- not everyone has been informed of the application
- locally elected representatives have turned their back on the community, they either belong to Planning Committee, or Fire Brigade committee, which give them the ideal excuse to opt out or just refuse to get involved with any dialogue
- there are already several establishments within the locality that provide facilities for people with mental health problems at:-
 - Hillside Park;
 - Cardiff Road;
 - Gilfach Street;
 - Aeron Place,which are not supervised 24 hours a day, causing anti-social behaviour problems
- disturbances, drinking, setting bins on fire.
- the latest leaflet distributed from UWHA details some of the possible mental health problems that may be catered for. There is no guarantee that this will be the case in future and far more serious cases may be involved. People in Gilfach are only too aware of the problems experienced with the facility in Argoed. They also have the memory of the stabbing that happened in Gilfach Park several years ago.
- no details of hours of supervision have been given.
- concern regarding the tenure of the supported care unit, its close proximity to the MUGA in William Street and a local scout hall (adjacent to Park Place and Victoria Place) and the safety of local children.
- concern that it may be used for people who are not local.
- questions the praise given that other similar units are successful whereas ordinary people have a more critical view.
- concern over the type of boundary fence to be erected with Hillside Park and the protection it will afford to existing occupiers from inappropriate behaviour.
- the fire station ground and facilities should belong to the community either providing a safe place for children to play or to be used by the community for community activities or to re-house the current over-populated Welsh Medium School.

Cont'd....

Application Number 14/0818/FULL Continued.

- the design is not in keeping with the character of the surrounding area.
- the existing highway network is not adequate to serve the development and would lead to highway safety implications.
- the proposed tenure would discourage young families from locating in the area.
- loss of amenity.
- devaluation of properties.
- concern over the tenure of the accommodation particularly regarding the reference to Gofal working closely with Parc Prison, Bridgend.

Summary of observations:

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?
Heddlu Gwent Police has raised no objection to the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The Bat Survey submitted was undertaken in October 2014 by Wildwood Ecology. A daytime initial assessment was undertaken on the above building by a competent ecologist at an appropriate time of year. No evidence of bats was found to suggest that bats are currently or have in the past used the building in any way. There was also no usage of the building by birds.

The building under survey has very few potential entry points for both bats and birds and all places where access was possible were checked for signs of bat use. However, none were found. Therefore, no further survey work is necessary and there is no reason to postpone the demolition of the building. However, since parts of the buildings were considered to be suitable for both bats and birds, their presence cannot entirely be ruled out. Therefore it is considered appropriate to provide a bat and bird advisory note on any planning permission.

As no bats were found to be using the site, the demolition and re-development of the site will not have a negative impact on the local bat population and works may proceed without a Welsh Government Derogation Licence.

The report states that the onsite habitats provide some areas that could suit basking reptile species, including slow-worms; however, there were no habitats that could offer accessible refugia to the reptiles. In this instance a reptile survey will not be required,

Cont'd....

Application Number 14/0818/FULL Continued.

due to the size of the site. However, it is presumed that reptiles are present on site and in this respect a reptile mitigation statement is considered appropriate and may be attached as a condition to any permission granted.

Due to the above development site being located within close proximity to excellent bat and bird foraging habitat, and the South East Wales Biodiversity Records Centre (SEWBRc) planning data search showing records for bats and breeding birds within close proximity to the proposed development, the developer will be requested to make bat roosting and bird nesting provision within the new properties as a biodiversity enhancement. This may also be conditioned.

The applicant submitted a Tree Survey and Tree Constraints Plan (TCP). The survey is comprehensive and appropriate. It details the assessment of 7 trees within potential influencing range of the proposed development (6 trees - 5 Cherries and 1 Sycamore - are on-site, and 1 tree "T7" Oak - is off-site at the rear garden of the adjacent William Street property) and assigns to each a BS5837:2012 category rating of either A, B, C, or U.

The survey's preliminary management recommendations suggest that those trees rated "U" should be removed, and those rated "C" should be monitored for health. "T7" - the off-site Oak tree rated "C" in the survey which is to be retained, would have a nominal Root Protection Area (RPA) of 7.2m in radius from its trunk.

It would be appropriate that a new development such as this not retain those trees rated "U" as they will likely only have limited useful life expectancies. In the case of trees T2, T3, T4, and T6, the survey suggests that those trees are in fact unstable in their location, or suffering from dieback, and are therefore potentially quite hazardous. The opportunity should therefore be taken to incorporate a landscaping scheme that will detail the required tree removal and monitoring works (as applicable) by suitably qualified and insured arboricultural contractors or consultants, and includes planting details of new trees of sufficient amenity value and appropriate size/form/species to enhance the development without being unsuitable to the location (and falling foul of post-development pressure to have them removed or inappropriately maintained).

He recommends the applicant incorporate the management recommendations of the tree survey (dated 02/10/14, by Treescene Arboricultural Consultants & Contractors) into the overall site management plan. That the applicant submits a detailed landscaping plan that will include details of planting plans (including schedules of plant species, sizes, numbers, and locations; and further details of planting - including a sustainable tree pit design within a hard standing setting, staking, mulching, protection, and after care methods) and an implementation programme for those works, and their monitoring by suitably qualified agents to ensure their successful establishment.

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Application Number 14/0818/FULL Continued.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes but the site is within a lower viability area where the charge would be £0.

ANALYSIS

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

The main issues in respect of the residential development of this site are considered to be the compatibility of the use with surrounding land uses, the effect of the development upon the character of the surrounding area and upon the amenity of occupiers of neighbouring properties, design, and also in terms of highway safety.

Given that the site subject of this application is included within the settlement boundary for Bargoed as identified in the LDP and is also a Brownfield site, it is considered that in policy terms the development of the site would be consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate development within the existing settlement.

Policy SP15 relates to affordable housing and in this respect the provision of 8 two-bedroom houses and 6 one-bedroom flats contributes to the 964 affordable dwellings sought by the Council between 2006 - 2021 in order to contribute to balanced and sustainable communities.

Policy CW18 of the LDP sets out criteria relating to the provision of housing for people in need of an element of care, either through change of use or new development. The proposed supported living accommodation meets the relevant criteria because it is located within the defined settlement boundary and there is safe and easy access to existing community facilities, local shops and services.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design consideration: 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, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site lies to the west of the A469 within the settlement area of Bargoed and offers the opportunity to provide housing, which will be close to residential areas and local facilities.

Cont'd....

Application Number 14/0818/FULL Continued.

In terms of the site layout and notwithstanding the details submitted, the scheme may be improved by the introduction of soft landscaping and a variation in terms of the type and colour of the materials in respect of hard landscaping. This aspect of the development has been discussed with the developers. They have indicated their intention to provide variation and colour in terms of the use of materials in the hard landscaping. They also propose the introduction of street trees across the site and planting between car parking spaces, where feasible, in order to soften the development and add to the visual amenity of the area. This may be addressed by attaching an appropriate condition to any consent requiring hard and soft landscaping details to be submitted for consideration by the Local Planning Authority.

The boundaries of the site will comprise a close-boarded wooden fence except along the front of the site facing William Street, which will comprise a 900mm high-reconstituted stone wall. The existing retaining wall to the rear of the site and wrapping around plot 10 will be faced with materials to match the new dwellings. No specific details have been provided but this may be addressed by attaching an appropriate condition to any consent. UWHA have confirmed they will be responsible for the maintenance of boundaries and landscaped areas outside of any plot boundaries. The one-bedroom flats at the entrance to the site are dual aspect, which together with the stone wall provide a more interesting and quality entrance to the site adding to the visual amenity of the area. The site layout also allows a vista into the development and the use of different external materials in the buildings further enhances the visual quality of the development.

The proposal is considered to be acceptable in terms of scale, use, density, and layout and adequate off-street parking and amenity space is provided in respect of each unit. In consideration of policy SP6, referred to above, the proposal is considered acceptable.

Policy CW2 sets out criteria relating to amenity and contains the following criteria: -

- A There is no unacceptable impact on the amenity of adjacent properties or land.
- B The proposal would not result in over-development 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.

In response to Criterion A, the site layout submitted has evolved following pre-application discussions and a meeting on site with the developers. The original pre-application submission has been amended in terms of the ridge height of the 3-storey

Cont'd...

Application Number 14/0818/FULL Continued.

block of apartments at the rear of the site. The scheme now submitted utilises existing ground levels and the roof lowered so that the top floor becomes a room in the roof with velux windows to the rear in order to protect the privacy of residents within this building being overlooked by the occupiers of those dwellings located at Hillside Park. It is noted that the internal layout of the supported living accommodation results in there being a lobby along the majority of the length of the rear building providing access to each flat and in this respect there are only two bedrooms on the second floor which have velux windows, the remaining 5 velux windows serve the second floor lobby. In terms of the look of the scheme, the developer has taken on board the comments of the planning officer and the proposed contemporary design draws on the architecture of the more modern housing at Hillside Park. However, the use of external materials in the final scheme draws from both Hillside Park and the traditional housing at Alfred Street and Park Place. Original concerns over a car-dominated streetscene during the pre-application submission have been addressed to some extent in the current submission. The developer considered the provision of rear parking as suggested but was constrained by the existing site levels, (particularly in relation to plots 1 -7) and the requirement to provide sufficient garden sizes, a turning head at the top of the site and the effective building line. The submitted scheme will introduce a variation of surface finishes throughout the scheme (such as different coloured pavements etc) as well as plenty of planting / greenery to try and break up the parking as much as possible. The design of the buildings will achieve the necessary privacy distances of 21 metres as set out in guidance contained in LDP7 - Householder Developments. It is therefore considered the proposed development does not adversely affect the amenity or privacy of residents of adjoining properties.

With regard to the issue of over-development (i.e. Criterion B), it is not considered the proposal would constitute over-development of the site. The amount of development can be adequately accommodated on the site with a reasonable level of external amenity space/parking provision/bin storage/drying areas/bicycle storage for each dwelling. The requirements of the Head of Public Services regarding kerbside collections for refuse, recycling and green waste has been forwarded to the developer.

Group Manager (Transportation Planning) is satisfied the development can meet highway requirements subject to conditions.

Criterion C seeks to ensure that the proposal does not constrain the authorised neighbouring land uses. In this regard the new use conforms to its mainly residential surroundings and it will not adversely impact on these activities. The requirements of this criterion would not appear to be compromised. However, the proposed supported living accommodation falls within Use Class C2, which as a group includes other uses such as: residential schools and colleges, convalescent and nursing homes, which are uses that are generally accepted as compatible within a predominantly residential

Cont'd....

Application Number 14/0818/FULL Continued.

neighbourhood but may not be appropriate on this site. Therefore it is appropriate to restrict the grant of any permission to the proposed use and not to any other within the overall use class. This may be addressed by attaching a condition to any consent.

The final Criterion D is linked to the previous one in that it expands the wording to include not only the constraining of neighbouring activities but also their viability to continue due to their impact on the residential amenity of the new properties. Bearing in mind the nature of the surrounding development it is not considered that this will be the case in this instance. The criterion is therefore considered to be satisfied.

In terms of the provision of affordable housing, Policy SP15 of the LDP seeks to deliver through the planning system at least 964 affordable dwellings between 2006 - 2021, in order to contribute to balanced and sustainable communities.

The applicant's submission refers to the Wales Audit Office report, "Together for Mental Health" which sets out the Welsh Government's ambitions for improving mental health well being and their vision for 21st century services.

The Strategy reinforces the need to promote better mental wellbeing among the whole population. It addresses the needs of people, ensuring those vulnerable people in most need receive the appropriate priority. It focuses on how to improve the lives of service users and their families using a recovery and enablement approach.

The strategy requires that "people ... should have all possible support to ensure they live in a safe and secure environment". This is in line with the Welsh Government's overarching aims "to ensure that people have a high-quality, warm, secure and energy-efficient home to live in."

Indeed, the Welsh Government indicates "poor housing or homelessness can contribute to mental health problems, or make an episode of mental ill health more difficult to manage. A good, safe place to live provides an excellent foundation for all other aspects of a mentally healthy life. People who experience mental illness are particularly vulnerable if their housing is insecure."

The strategy requires that a full range of housing solutions with support should be available. Recognition must be given to the need to be close to services, facilities and support in order to stay well and maintain tenancies. The strategy indicates that Local Government housing services, Housing Associations and a number of Third Sector organisations already play a significant role in helping people with mental health needs, delivering a wide range of services and assistance. Some associations have developed specific health and care services for people with mental illness, including facilities dedicated to dementia care. Welsh Government considers that there is scope for them to do more, as not-for-profit organisations that can reinvest in their local communities.

Cont'd....

Application Number 14/0818/FULL Continued.

It is considered that the proposal accords with the policies contained in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

With regard to the general thrust of the advice contained in Planning Policy Wales relating to sustainable development going beyond design to include the social, environmental and economic aspects of the development, it is considered that this proposal puts the needs of people it is to serve at the heart of the process, and seeks to provide for an inclusive design and physically integrated development. This also brings it in line with the advice contained in TAN12: Design.

Policy CW3 sets out criteria in terms of highway design considerations. Whilst objections have been received from local residents in respect of the adequacy of the existing highway network to serve the site, Transportation Engineering Manager has considered this matter and does not feel that the proposed development would be significantly worse than the existing use of the site as a fire station having considered the Technical Transport Note submitted with the application. He also considers the main junction with Park Place will be able to accommodate the development. Adequate off-street parking can be provided within the application site and as such it is not felt that the proposal would lead to parking issues elsewhere in the area. His requirements in respect of the provision of the highway, parking and the construction of any retaining walls referred to above may be addressed by attaching appropriate conditions to any consent.

Policy CW11 of the LDP and supplementary planning guidance contained in LDP1 sets out criteria in respect of affordable housing obligations. The development complies with the Council's supplementary planning guidance LDP1 in terms of the provision of affordable housing but should the Housing Association sell on the site, then 10% affordable housing provision would be required. This would equate to 2 units. The units would need to be transferred to the nominated Housing Association, UWHA at a transfer price of £44,849. The developer entering into a Section 106 Agreement to secure this requirement may address this aspect of the development.

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 objections received have been summarised above and repeated below for ease of reading together with a response.

-misinformed by UWHA at the public exhibition held on the 27th October 2014 regarding the proposed use of the site.

Response. UWHA have responded stating "The exhibition boards clearly stated what was proposed in terms of land use (the boards were included within the

Cont'd....

Planning Statement). Some minor tweaks and amendments have been made to the proposals based on comments received at the exhibition and the pre-application process. However, the principle of the proposed use has not changed since the exhibition." The information submitted with the planning application makes quite clear the proposed use of the site for 14 affordable housing units and 8 one bedroom apartments and associated staff unit providing accommodation and support for independent living and mental health well being.

- concern that there were so many Council employees at the public exhibition, which gave the impression the planning application was a done deal.

Response. The Council are partners in the delivery of the scheme. This was made clear at the exhibition and within the planning application documentation. Accordingly it was important to ensure that Housing Officers were present to answer any queries. There were no other officers of the Council at the meeting. The developer has previously paid for a pre-application enquiry (reference PE/14/0486) with the Local Planning Authority to seek its informal views regarding a proposed design and site layout. The current planning application has been submitted following that process and has been amended to address initial design concerns regarding the original scheme. The current planning application follows the statutory planning procedure in relation to the processing of planning applications.

- not everyone has been informed of the application.

Response. The application consultation process was carried out in accordance with the Local Planning Authority's consultation procedure. In this respect the application has been advertised in the Caerphilly Observer on 22nd January 2015, and a site notice was placed at the entrance to the site, on a lampost to the rear of Alfred Street adjacent to the site and on Hillside Park. In addition 39 residents have been consulted.

- locally elected representatives have turned their back on the community, they either belong to planning committee, or fire Brigade committee, which give them the ideal excuse to opt out or just refuse to get involved with any dialogue
Response. The Council's constitution directs actions where there is a conflict of interest and what the action is in such cases.

- there are already several establishments within the locality that provide facilities for people with mental health problems which are not supervised 24 hours a day, causing anti-social behaviour problems - disturbances, drinking, setting bins on fire

Response. UWHA state, "The examples cited are in private ownership and therefore not comparable with the proposals. Indeed, accommodation that is in

Cont'd....

Application Number 14/0818/FULL Continued.

private ownership is not regulated and managed in the same way that this scheme will be. This proposal will be reviewed by both the local authority and United Welsh.

"There is presently a significant lack of the type of C2 accommodation proposed within the County . This shortfall was highlighted in the Wales Audit Office report (2010)."

"Indeed, the Council's strategy "Planning for the Future" indicates:

- Caerphilly County Borough is not meeting targets in respect of the Mental Health National Service Framework.
- Comparison figures with adjacent local authorities for supported accommodation for people with mental health needs evidences a lack of sufficient accommodation.
- Number of contacts and assessments with people with mental health needs is increasing (Caerphilly Social Services).
- Waiting list for floating support services for people with mental health needs is increasing.

"It is a strategic policy of Caerphilly County Borough Council to address these shortcomings and the proposed scheme will provide an important contribution towards achieving this."

"Indeed, due specifically to the lack of this type of facility, many local people are forced to move out of the County, thereby losing family and social networks leading to isolation in unfamiliar communities. It is important to ensure that local people can receive the support that they need as close to their friends and family as possible."

- the latest leaflet distributed from UWHA details some of the possible mental health problems that may be catered for. There is no guarantee that this will be the case in future and far more serious cases may be involved. People in Gilfach are only too aware of the problems experienced with the facility in Argoed. They also have the memory of the stabbing that happened in Gilfach Park several years

Response. UWHA state "As noted in the letter that was sent out, the future tenants of the supported housing scheme will be local to the Caerphilly County Borough area and are likely to have low level mental health needs. This means that typically they may suffer, or have suffered from, depression, stress and anxiety, eating disorders, post-traumatic stress or similar issues that mean they

Cont'd....

Application Number 14/0818/FULL Continued.

will benefit from living in housing with support that meets their needs, in close proximity to their friends and families. The scheme will serve as accommodation for those who will then move on into independent living in the local community after a period of up to 2 years support.

"Tenants will come from a range of backgrounds that are unknown at this time, but every referral into the scheme will be assessed by a panel comprising Gofal and their partners in the Local Authority Supporting People and Social Services teams. If it is felt that the needs of any potential tenant are too high for them to be accommodated in the scheme, then they have the right to refuse any referral. Indeed all residents will be risk assessed and have adequate skills to perform the majority of domestic tasks associated with living independently."

- no details of hours of supervision has been given

Response. UWHA state "The C2 block will be staffed throughout the day and into the evenings, with access to 24-hour support being available every day."

- concern regarding the tenure of the supported care unit, its close proximity to the MUGA in William Street and a local scout hall and the safety of local children
Response. It is class C2 residential development. It is entirely appropriate within an area that is predominantly residential.

- concern that it may be used for people who are not local

Response. Caerphilly County Borough Council have significant evidence of need for both affordable housing and supported accommodation within the ward and it is expected that residents will come from the local area. There are over 300 local people on the waiting list for affordable housing - this includes a wide range of needs including families and single persons (of all ages) in need of the 1 and 2 bedroom accommodation that is proposed.

- questions the praise given that other similar units are successful whereas ordinary people have a more critical view

Response. There is significant evidence of the successes at Ty Osborne. The planning officer has visited the project at Ty Osborne and met with officers from Gofal, CCBC Housing Strategy, CCBC Supporting People, CCBC Project Co-ordinator and an on-going service user.

Ty Osborne has eight flats of supported accommodation, and an office and communal room next to the office. Each flat is furnished and residents have their own key access. Residents are allowed visitors but visitors have to leave by 11pm.

Cont'd....

Application Number 14/0818/FULL Continued.

The project provides support to develop residents' greater independence as well as promote individual mental health and well being. The project is sustainable because it is used by local people who would otherwise have had to leave the local area and move away from their families, friends and support workers. Being able to keep close contact with relatives and friends and living in their own community is important in the individuals' recovery.

The residents receive support to give them the confidence to live independently in their own accommodation again. They will be referred to the scheme by CCBC and support will be provided by Gofal, one of Wales' leading health charities with over 24 years experience of managing a range of supported housing schemes and supported services across Wales.

Gofal will work with and support residents to equip them with the skills to move onto full independent living, with support focused on skills to enable them to live independently, emotional support to improve confidence and self esteem, practical support around budgets and financing, help with training, education and pathways to employment. Support is provided 24 hours if needed.

Residents generally live in the accommodation for two years before 'moving on' to independent living and integration into the community. This timescale may be different according to each individual and dependent upon the availability of accommodation within the borough.

The circumstances of each individual is private and there may be issues of criminality and/or drug use but it was stressed that the public should have confidence in the project because each resident has to go through a referral process to ensure the individual is suited to the project, which is well managed through a partnership approach between -

- Social services
- Community mental health teams
- Health and Social Care
- Supporting People
- Housing Strategy
- Ysbyty Ystrad Fawr

Each resident has a support plan and risk management plan to aid his or her progression, which is reviewed and monitored accordingly. Continuity of support is also important once they have left Ty Osborne.

Cont'd....

Application Number 14/0818/FULL Continued.

A past resident of the scheme explained how important it was that he lived within his own community. He considered Ty Osborne to be his home at the time and not clinical in anyway. He has made friends there and apparently visits quite often. He now lives on his own but could not praise the project enough for giving him the necessary emotional and practical support that he needed at that time and it would appear continues.

When Ty Osborne first opened Gofal ensured that neighbouring residents were able to contact them at any time with any issues and this continues but apart from the original concerns during the application stage, there have been no issues.

- concern over the type of boundary fence to be erected with Hillside Park and the protection it will afford to existing occupiers from inappropriate behaviour
Response. The fence will be a typical wooden close - boarded boundary fence, which will be entirely appropriate in a residential area.

- the fire station ground and facilities should belong to the community either providing a safe place for children to play or to be used by the community for community activities or to re-house the current over-populated Welsh Medium School

Response. The fire station site is in private ownership and there is no public access.

- the design is not in keeping with the character of the surrounding area
Response. The design is based on a context appraisal; the local built environment comprises a range of different uses (including both residential and commercial) and styles (high density terraces, lower density bungalows and semi detached 1970s dwellings and commercial buildings). Accordingly, the design is considered to be a contemporary and high quality addition local built development. The proposed design of the scheme has also been the subject of pre-application discussions with the planning department.

- the existing highway network is not adequate to serve the development and would lead to highway safety implications

Response. A technical note was submitted in support of the application. It is considered that the proposed development will have no detrimental impacts on the local highway. It is identified within this Technical Note that the net traffic changes of the proposed development will be negligible and can be accommodated by the local highway. It is also noted that the main junction with Park Place will be able to accommodate the development. The Group Manager (Highways and Transportation) has considered the submitted scheme and technical note provided and has raised no objection to the development subject to conditions requiring details of the construction of the road and parking provision.

Cont'd....

Application Number 14/0818/FULL Continued.

- the proposed tenure would discourage young families from locating in the area
Response. UWHA state "Contrary to this view, it is anticipated that the affordable housing units to be provided would be suitable for young families." It should be noted that the tenure of proposed housing is not a planning matter, but there is no evidence that the development would discourage people from moving to the area.

- devaluation of properties
Response. There is no evidence of this and in any event the perceived value of properties is not a planning consideration.

- loss of amenity
Response. There is no evidence that there will be any loss of amenity as a result of the proposals. Policy CW2 of the LDP considers amenity and has been discussed fully above.

- concern over the tenure of the accommodation particularly regarding the reference to Gofal working closely with Parc Prison, Bridgend
Response. Please see previous comment in relation to residents.

Reference has been made to a 700 - 750 signed petition in objection to the scheme in a couple of the letters but the planning department has not received this.

In addition UWHA have been asked to confirm the extent of security in respect of the supported care accommodation, and whether residents are subject to a curfew?
Response. UWHA state "Tenants will come from a range of backgrounds that are unknown at this time, but every referral into the scheme will be assessed by a panel comprising Gofal and their partners in the Local Authority Supporting People and Social Services teams. If it is felt that the needs of any potential tenant are too high for them to be accommodated in the scheme, then they have the right to refuse any referral. Indeed all residents will be risk assessed and have adequate skills to perform the majority of domestic tasks associated with living independently.

Security is provided at the main entrance, which will be restricted to residents and staff. No further security measures are required. In this regard the arrangements will be the same as Ty Osborne.

As with the C3 residential development there is no curfew neither imposed nor considered necessary. This is the case also at Ty Osborne.

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Application Number 14/0818/FULL Continued.

Also UWHA were asked who is responsible for ensuring residents take their medication, where relevant.

Response. It is expected that residents will be responsible with support from Gofal when and if required. "We would note that if needs are such that residents are reliant upon others to control their medication then it is unlikely that they would be considered for the proposed site."

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 would require the provision of affordable housing in accordance with Policy CW11 of the LDP if it were the case that the site was sold on and not developed entirely for affordable housing. Whilst the development would comply with our SPG on affordable housing, should the Housing Association sell on the site, we would require 10% affordable housing provision.

This would equate to 2 units. The units would need to be transferred to the nominated Housing Association, UWHA at a transfer price of £44,849.

(b) It is directly related to the development.

The need to provide affordable housing is in accordance with Policy CW11 of the LDP.

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

The total contribution is based on the number of dwellings to be erected.

RECOMMENDATION: that (A) the applicant enters into a Section 106 Agreement under the Town and Country Planning Act the terms of which are set out above.

(B) that following the completion of the Agreement Officers be authorised to GRANT planning permission subject to the following conditions.

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'd....

Application Number 14/0818/FULL Continued.

- 02) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 03) 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.
- 04) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety.
- 05) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on site full engineering details and structural calculations for the proposed retaining walls, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining walls additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety.
- 06) The development hereby approved relates to the details received on 26.1.15, drawing no:S.7310-06A by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.

Cont'd....

Application Number 14/0818/FULL Continued.

- 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.
- 08) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 09) Prior to the commencement of the development, details of the materials to be used in the facing of the existing retaining wall to the rear of plots 10 - 19, shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the occupation of the dwellings hereby approved.
REASON: In the interests of visual amenity.
- 10) 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.
- 11) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.

Cont'd....

Application Number 14/0818/FULL Continued.

- 12) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG 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.
- 13) The apartments (plots 11-19) shall be used for residential apartments and associated office space and staff accommodation to provide accommodation and support for independent living and mental health well being and for no other purpose, including any other purpose in class C2 of the Schedule of the Town and Country Planning (Use classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification, without the approval of the Local Planning Authority.
REASON: In order to retain effective control over the use of the premises.
- 14) 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.
- 15) No development or site/vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.

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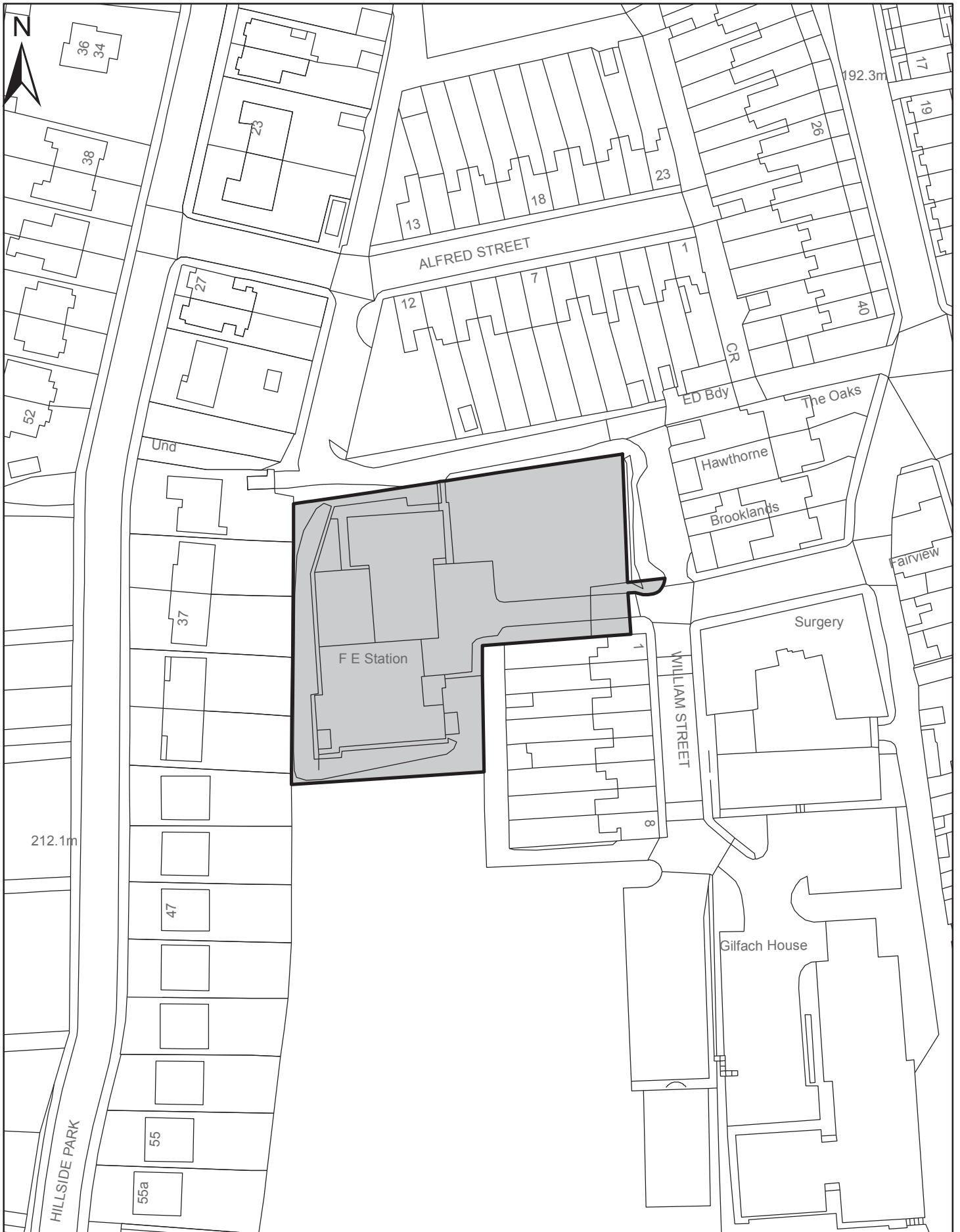
Application Number 14/0818/FULL Continued.

- 16) 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 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).
- 17) 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 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 nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of Tan 5 Nature Conservation and Planning (2009).
- 18) The development hereby approved and the details required by condition 8 of this consent shall be carried out in accordance with the management recommendations of the tree survey dated 02/10/14, by Treescene Arboricultural Consultants & Contractors.
REASON: To ensure that the landscaping proposals are carried out in a satisfactory manner.

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, CW3.

The applicant is advised of the comments of the Senior Engineer (Land Drainage), Head of Public Services, Wales and West Utilities, Dwr Cymru/Welsh Water, Council Ecologist and Senior Arboricultural Officer (Trees).



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PREFACE ITEM

APPLICATION NO. 14/0152/FULL

APPLICANT(S) NAME: Mr J Tilley

PROPOSAL: Erect detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge

LOCATION: 14 Brynheulog Road Newbridge Newport NP11 4RG

The above planning application for a detached dwelling was deferred at Planning Committee on 14th January 2014 to allow Officers to report the matter back to Committee with suggested reasons for refusal. Members requested the following reasons:

- 01 The proposed dwelling, by virtue of its setting and massing, would be out of keeping with the existing streetscene to the detriment of the visual amenity of the area, contrary to Policy CW2 of the Adopted Caerphilly Local Development Plan up to 2021 – Adopted November 2010.
- 02 The proposed dwelling, by virtue of its setting and massing, would result in an overbearing and overshadowing impact on the neighbouring property known as Shangri-La to the detriment of the residential amenity of the occupiers of Shangri-La. Such an impact is contrary to Policy CW2 of the Adopted Caerphilly Local Development Plan up to 2021 – Adopted November 2010.

In response to these suggested reasons, it remains Officers' opinion that the proposed development is acceptable in planning terms. In relation to the first suggested reason for refusal, i.e. out of keeping with the existing streetscene, Brynheulog Road is characterised by dwellings of various designs and massing. Indeed the proposed dwelling would be bounded to the west and north by existing two storey dwellings, whereas the proposed dwelling would have the appearance of a dormer bungalow. There are numerous other examples of dormer bungalows along Brynheulog Road of similar sizes in terms of the proposed front façade, and as it is the front façade of the proposed dwelling that will sit within the existing streetscene, this is how the proposal should be judged.

Cont'd....

Preface item 14/0152/FULL Continued.

In terms of its siting, the front elevation of the proposed dwelling is set slightly behind the front elevation of No. 14 Brynheulog Road before its proposed integral garage 'steps out' to follow the existing building line of the garage at Shangri-La to the east. Therefore it is considered that the proposed dwelling has been appropriately sited.

In relation of the proposed ridge height, the proposed dwelling is set 1 metre below the existing ridge level of 14 Brynheulog Road thereby attempting to respect the sloping topography of the site. It is acknowledged that the proposed dwelling is significantly higher than Shangri-La, with a difference in ridge levels of 4.6 metres, but as the only acceptable vehicular access to the site in highway safety terms is off Brynheulog Road, the dwelling needs to be at approximately road level to facilitate such access. For these reasons it is not considered that the proposed dwelling is out of keeping with the existing streetscene.

The suggested second reason for refusal is that the proposed dwelling will result in an overbearing and overshadowing impact on the property to the east (Shangri-La). The ground floor habitable room windows of Shangri-La are located beyond the extent of rear extent of the proposed dwelling and therefore there will be no direct overshadowing impact on these neighbouring windows as a result of the development. Furthermore, given the orientation of the properties in relation to the trajectory of the sun, the proposed dwelling will only cast a shadow over the rear curtilage area of Shangri-La during late evening hours of summer months. The existing trees along the boundary, which the applicant proposes to remove as part of the development, have a greater overshadowing impact on Shangri-La at present than the proposed dwelling will have. As these trees are located further south in the site than the proposed dwelling, they cast a shadow over the rear curtilage of Shangri-La earlier on in the day, and for more months of the year. For these reasons, it is considered that the proposed dwelling will not result in an unacceptable overbearing or overshadowing impact on the property to the east.

RECOMMENDATION – That planning permission be GRANTED subject to conditions as indicated on the attached report, but if Members are minded to refuse permission the suggested reasons are set out above.

PREFACE ITEM

APPLICATION NO. 14/0152/FULL

APPLICANT(S) NAME: Mr J Tilley

PROPOSAL: Erect detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge

LOCATION: 14 Brynheulog Road Newbridge Newport NP11 4RG

The above planning application for a detached dwelling was deferred at Planning Committee on 8th October 2014 to allow Officers additional time to clarify the difference in ridge height between the proposed dwelling and the existing dwellings either side, as well as the height of the conifer trees along the eastern boundary of the site. A copy of the original report is attached.

This information has now been submitted and according to the survey undertaken, the proposed dwelling has a ridge level 1.0 metre lower than the ridge level of 14 Brynheulog Road to the west, and 4.6 metres higher than the ridge level of the property to the east, i.e. Shangri-La.

The 4 conifer trees along the eastern boundary of the site, i.e. between the proposed dwelling and Shangri-La, measure between 9.0 – 11.0 metres in height, and are approximately 0.9 metres lower than the ridge level of the proposed dwelling, but significantly higher than the proposed rear balcony. The trees would be removed due to the proximity to the new dwelling.

Recommendation – that Planning Permission is GRANTED subject to the conditions set out in the attached report and amended to reflect the details described above.

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14/0152/FULL 17.03.2014	Mr J Tilley 14 Brynheulog Road Newbridge Newport NP11 4RG	Erect detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge 14 Brynheulog Road Newbridge Newport NP11 4RG
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APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

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

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

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

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

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

Materials: Face brickwork and interlocking concrete roof tiles.

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

PLANNING HISTORY

No previous planning history.

Cont....

Application No. 14/0152/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

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

Dwr Cymru - Provides advice to the developer.

ADVERTISEMENT

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

Response: Eight neighbouring properties raised objection.

Cont....

Application No. 14/0152/FULL Continued

Summary of observations:

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

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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

ANALYSIS

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

Cont....

Application No. 14/0152/FULL Continued

Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy for the following reasons:-

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

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

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

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

Cont....

Application No. 14/0152/FULL Continued

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

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

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

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

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

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

Comments from consultees: No objection subject to conditions.

Cont....

Comments from public:

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

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 14/0152/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The balcony hereby approved shall not be used until screening has been erected in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed screening shall remain in place at all times.
REASON: To prevent a loss of privacy.
- 04) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 05) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.

Cont....

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

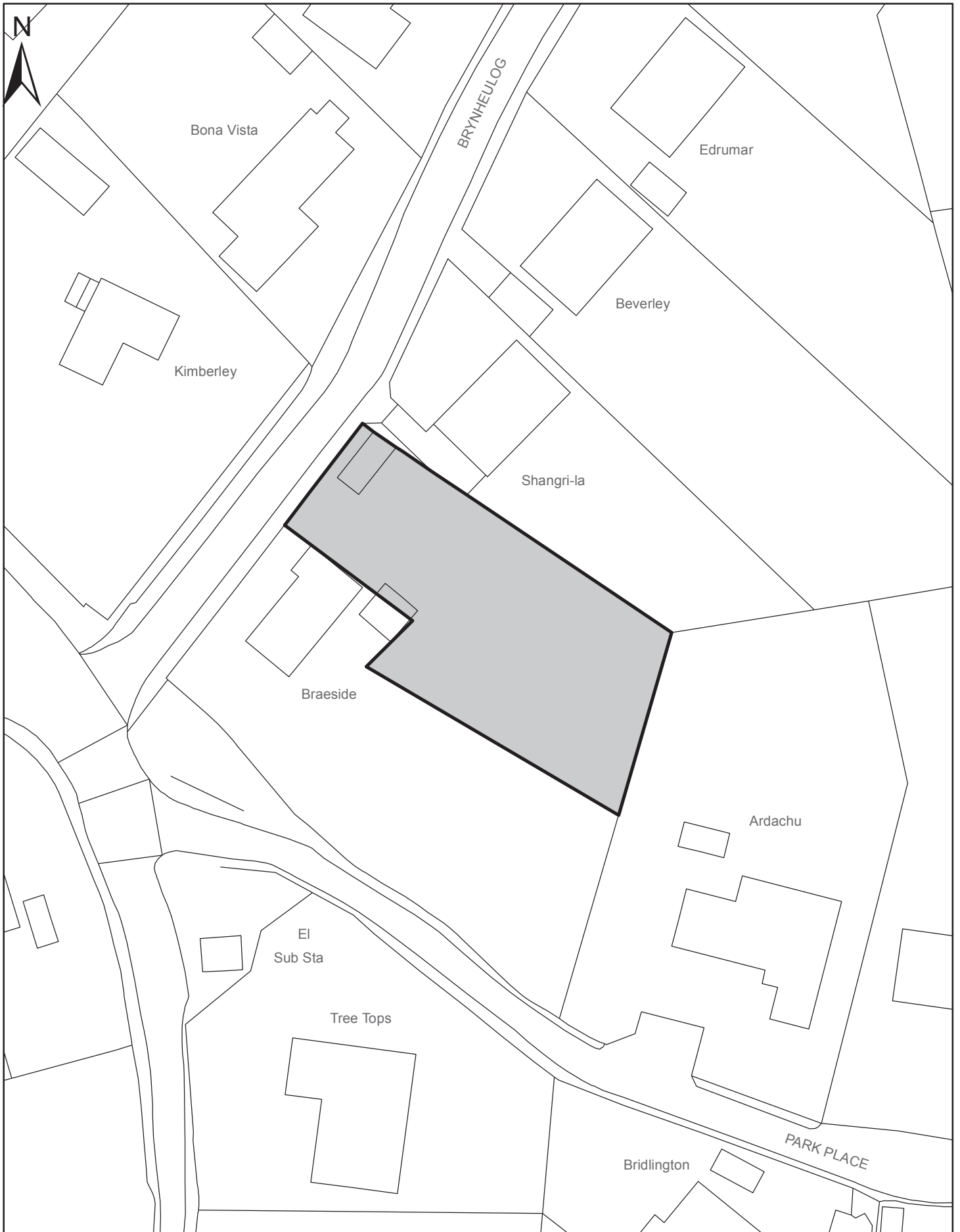
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- 13) Unless otherwise agreed in writing with the Local Planning Authority, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the ground floor kitchen window facing south shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

Advisory Note(s)

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

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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0763/FULL 08.12.2014	Mr & Mrs Small 39 Crown Street Crumlin Newport NP11 4PR	Erect single-storey extension to rear 39 Crown Street Crumlin Newport NP11 4PR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Crown Street, Crumlin.

House type: Two storey mid-terrace property.

Development: Single storey rear extension.

Dimensions: The proposed development measures 5.6 metres in length, 5.4 metres in width, with a height of 2.5 metres to eaves level and 3.9 metres to ridge level.

Materials: Render and concrete roof tiles.

Ancillary development, e.g. parking: Removal of existing single storey rear extension.

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 within Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

Cont.d....

Application Number 14/0763/FULL Continued.

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? No.

CONSULTATION

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

ADVERTISEMENT

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

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?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space the development is exempt from a CIL charge.

Cont'd....

Application Number 14/0763/FULL Continued.

ANALYSIS

Policies: The proposed development should be considered in terms of its design as well as its impact on the residential amenity of neighbours. It is considered that the proposed replacement rear extension has been well designed in terms of its setting, scale and materials, and will integrate with the host dwelling.

Advice on the impact of householder extensions is contained with Supplementary Planning Guidance LDP7: Householder Developments (November 2010). Guidance Note 2 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 are neighbouring houses attached to the north and south of the application site, i.e. No. 38 and 40 Crown Street respectively. No 38 has an existing two storey extension that runs along the boundary with the application property, which measures approximately 4 metres in length. The proposed extension, at a depth of 5.6 metres would not interfere with a 45 degree line taken from the centre of the ground floor window of No. 38, and therefore it is not considered that the development will result in an overbearing or overshadowing impact to a degree to warrant a refusal of planning permission.

The development as proposed would be contrary to the above guidance in relation to the attached property to the south, i.e. No. 40 Crown Street, as the extension exceeds 4 metres in length and would interfere with a 45 degree line taken from the centre of the ground floor lounge window of No. 40. However, an existing 5.6 metre long extension already exists in the same position as the proposal and therefore the development would not worsen the existing situation. In light of this existing scenario it would not be reasonable to refuse the application on these grounds.

Cont'd....

Application Number 14/0763/FULL Continued.

Comments from Consultees: Welsh Water provides advice to the developer regarding a public sewer that crosses the application site.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. 2 as Proposed, received 8 Dec 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)

Please find attached the comments of Welsh Water/Dwr Cymru that are brought to the applicant's attention.

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



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Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0764/FULL 08.12.2014	Mr & Mrs Pember 23 Bryn Derw Blackwood NP12 1SN	Erect second-storey extension over existing garage 23 Bryn Derw Blackwood NP12 1SN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Bryn Derw, Blackwood.

House type: Two storey detached property.

Development: Two storey side extension.

Dimensions: The proposed extension measures 3.0 metres in width, 8.1 metres in depth and 9.0 metres to ridge level.

Materials: Render and brickwork walls and concrete roof tiles to match existing.

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

PLANNING HISTORY

2/09709 - Proposed development comprising of residential and commercial development, a recreation area and community hall, and associated access - Granted 26.02.93.

2/11369 - Erection of 34 No. two-storey residential dwellings - Refused 06.01.94.

2/11370 - Erection of 33 No. two-storey residential dwellings- Granted 06.01.94.

P/04/1601 - Erect domestic garage - Granted 06.12.04.

POLICY

LOCAL DEVELOPMENT PLAN

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

Cont'd....

Application Number 14/0764/FULL Continued.

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION: None.

ADVERTISEMENT

Extent of advertisement: Five neighbours were consulted by way of letter and a site notice was displayed near the application property.

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?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space, the development is exempt from CIL.

Cont'd....

ANALYSIS

Policies: It is considered that the proposed two storey side extension, that will incorporate an integral garage, is acceptable in terms of its setting, scale and design.

Although it is sometimes the case that two storey extensions should be set below the ridge level of the existing dwelling to give the appearance of a subservient development, given the centrally located gable at first floor level, it is not considered necessary in this instance as to do so would imbalance the resultant front elevation. The proposed will not result in an overbearing or overshadowing impact on any habitable room windows in the neighbouring property to the south, i.e. No. 22 Bryn Derw. In light of the above, the proposed development is considered acceptable in planning terms.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.

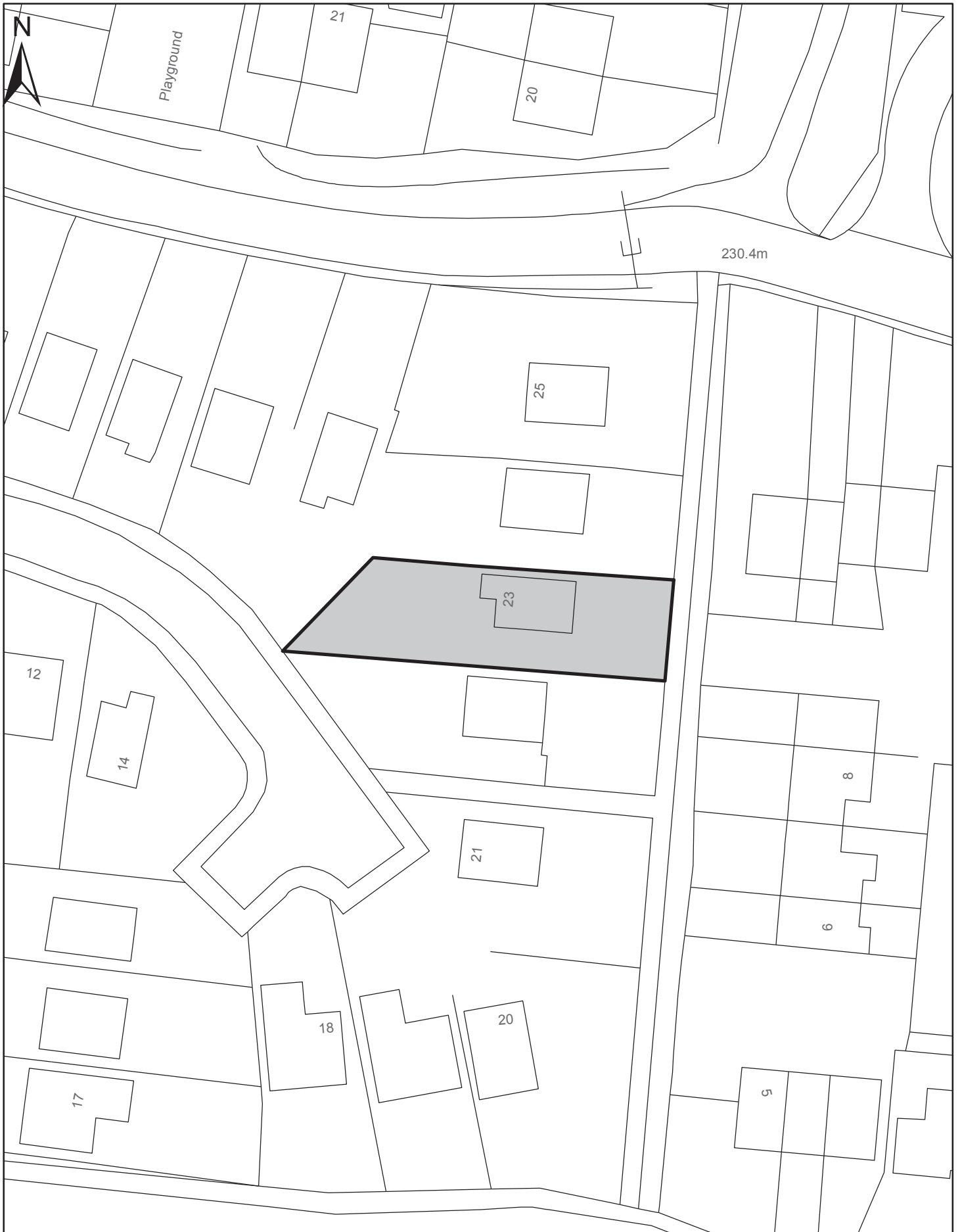
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Application Number 14/0764/FULL Continued.

- 04) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. 2 as proposed, received 8 December 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 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.



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PLANNING COMMITTEE – 11TH FEBRUARY 2015

SUBJECT: WELSH GOVERNMENT CONSULTATION ON MEZZANINE FLOORS

REPORT BY: INTERIM CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 Welsh Government (WG) is currently running a consultation about introducing subordinate legislation which would have the effect that where additional floor space for the purpose of the retail sale of goods is proposed in the existing footprint of a building, and it is proposed to be over a threshold of 200 square metres, it will be “development” and therefore subject to planning control. The purpose of this report is to consider the Council’s response to the consultation.

2. SUMMARY

- 2.1 WG is concerned that uncontrolled retail floor space increases may impact on the vitality and viability of existing centres which in turn can also undermine national planning policy aimed at promoting vibrant town centres. Uncontrolled increases in retail floor space may also lead to additional car use where locations are poorly served by public transport, causing a need for more parking, and social exclusion for those without access to a car. The proposed legislation would bring internal alterations to provide mezzanine floors under planning control.
- 2.2 The deadline for the submission of comments is 13 February 2015. A discussion of the proposals is provided below, along with comments from officers. Should members agree with the officers’ comments, they will then be adapted for completing the standard consultation form from WG.

3. LINKS TO STRATEGY

- 3.1 The report takes account of the adopted Caerphilly County Borough Local Development Plan up 2021.

4. THE REPORT

- 4.1 Whilst uncontrolled increases in retail floor space could have negative impacts as described above, the purpose of the proposed provisions is not to halt retail mezzanines and other internal floor space increases, but to bring such developments which are above the specified size within planning control, and therefore subject to the same planning considerations as other retail extensions. Local Planning Authorities would still require sound planning reasons for not permitting such development. Local Planning Authorities currently have the discretion to attach conditions to restrict mezzanines on new retail developments.
- 4.2 Introducing this provision would support the aims of Planning Policy Wales (PPW) of promoting established town, district, local and village centres as the most appropriate

locations for retailing. Applications for mezzanine development would need to take in to account the tests set out in PPW such as impact on existing centres, need for the development, accessibility and impact on travel patterns.

- 4.3 In the right locations determined through the development management system, such development can contribute to the Welsh Government's planning policy objectives. The construction of additional floor space within an existing building may bring benefits to retailers such as better use of buildings, improved productivity from the existing building footprint, and more efficient use of land. Mezzanines may also reduce the need for new stores by improving performance and increasing return from an existing consent.
- 4.4 From this local planning authority's point of view, there have not been any examples of mezzanines being introduced in existing premises, and with the general economic downturn, particularly in the retail sector, it is unlikely that such development will be carried out in the near future. However, the proposal is a sensible one, and the consultation makes it clear that the new legislation would not preclude the construction of mezzanine floors - they may have positive impacts in certain cases - but they should come under planning control like any other significant increase in retail space. The threshold of 200 square metres is reasonable.

5. EQUALITIES IMPLICATIONS

- 5.1 There would be no significant equalities implications, although the consultation does refer to the need to support the consolidation of existing town centres, which due to transport infrastructure are often more accessible than out of town retail areas.

6. FINANCIAL IMPLICATIONS

- 6.1 None.

7. PERSONNEL IMPLICATIONS

- 7.1 None.

8. CONSULTATIONS

- 8.1 None.

9. RECOMMENDATIONS

- 9.1 That Officers reply to the questions set out in the consultation on the basis of the comments above, and any additional comments from Members.

10. REASONS FOR THE RECOMMENDATIONS

- 10.1 As set out in the report above.

11. STATUTORY POWER

- 11.1 The Town and Country Planning Act 1990 and related acts and statutes.

Author: Tim Stephens – Development Control Manager.
Consultees: None.

Background Papers: Consultation from Welsh Government.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
14/0772/FULL 03.11.2014	Mr N Grose Mellrose House Woodfieldside Blackwood Caerphilly NP12 OBR	Refurbish existing premises including the creation of new first and second floor flats with the change of use of existing lower ground floor to additional flat 81 Commercial Street Senghenydd Caerphilly	Granted 05.01.2015
14/0779/FULL 10.11.2014	Mr G Watkins 16 The Avenue Wyllie Blackwood NP12 2HJ	Erect single-storey utility and shower room extension and garden shed 16 The Avenue Wyllie Blackwood NP12 2HJ	Granted 05.01.2015
14/0780/FULL 10.11.2014	Mr K Morgan 8 Westville Abertysswg Rhymney Tredegar NP22 5BD	Erect part two-storey and part single-storey rear extension and detached garage 8 Westville Abertysswg Rhymney Tredegar	Refused 05.01.2015
14/0716/FULL 14.11.2014	Mr G Morgan 52 Bedwellty Road Cefn Fforest Blackwood NP12 3HF	Erect single-storey rear extension and two-storey side extension 52 Bedwellty Road Cefn Fforest Blackwood	Granted 06.01.2015
14/0711/FULL 12.11.2014	Mr A Watkins 23 Bronwydd Oakdale Blackwood NP12 0GX	Erect second storey bedroom extension above garage and convert garage to sitting room 23 Bronwydd Oakdale Blackwood NP12 0GX	Granted 07.01.2015
14/0714/FULL 12.11.2014	Miss P Rowland 86 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Erect double garage 86 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Granted 07.01.2015
14/0685/RET 20.10.2014	Mrs G Norris 18 Sycamore Terrace Abercarn Newport NP11 5JP	Retain hardstanding to rear of property 18 Sycamore Terrace Abercarn Newport NP11 5JP	Granted 08.01.2015

14/0768/FULL 30.10.2014	Ruperra Conservation Trust Ms Sue Price 5 Ty Newydd Waterloo Machen Caerphilly CF83 8NT	Create five small ponds for great crested newt habitat Land At Coed Craig Ruperra Woodlands, Coed Y Bwdrwm And Ruperra Castle Estate Draethen/Rudry Newport/Caerphilly	Granted 08.01.2015
14/0792/FULL 17.11.2014	Mr R Gardiner 79 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Change the use of former primary school to a single dwelling Former Argoed Primary School Woodville Terrace Argoed Blackwood	Granted 08.01.2015
14/0720/FULL 14.11.2014	Mr P Amos 84 Sheepcot Lane Garston Watford WD25 0EB	Construct a four bedroom two- storey detached dwelling Land Adjacent To 11 Heol Fawr Nelson Treharris	Granted 09.01.2015
14/0774/FULL 03.11.2014	Coleg Y Cymoedd Mr P Davies Heol Y Coleg Parc Nantgarw Cardiff CF15 7QX	Provide Motor Vehicle Training Centre of Excellence including a workshop training area, 6 classrooms and associated ancillary areas Coleg Y Cymoedd - Ystrad Mynach Campus Twyn Road Ystrad Mynach Hengoed	Granted 12.01.2015
14/0707/FULL 04.11.2014	Rudry Common Trust Ms J Burnham 4 Bryn Golau Rudry Caerphilly CF83 3DN	Create two wildlife ponds Land Rear Of Rudry Primary School Rudry Caerphilly	Granted 12.01.2015
14/0789/FULL 17.11.2014	Mr & Mrs C Munkley 8 Denbigh Close Cefn Fforest Blackwood NP12 1JH	Convert the conservatory into a garden room, provide a single storey utility room and office extension and erect a first floor bedroom extension above the existing garage 8 Denbigh Close Cefn Fforest Blackwood NP12 1JH	Granted 12.01.2015
14/0827/NOTD 11.12.2014	CCBC Penallta House Tredomen Park Tredomen Ystrad Mynach CF82 7PG	Demolish Oaklands Day Centre Oaklands Day Centre Oakland Terrace Rhymney Tredegar	Prior Approval Not Required 12.01.2015

14/0434/FULL 14.07.2014	Mr S Jenkins 9 Twyn Gwyn Terrace Newbridge Newport NP11 4ND	Erect garage to rear of property 9 Twyn Gwyn Terrace Newbridge Newport NP11 4ND	Refused 13.01.2015
14/0722/COU 17.11.2014	Mrs J Lemmon 1 West Avenue Maesycwmmmer Hengoed CF82 7QN	Change the use from shop to residential 1 West Avenue Maesycwmmmer Hengoed CF82 7QN	Granted 13.01.2015
14/0730/FULL 18.11.2014	Mrs D Roberts 11 Maes-Y-Dderwen Penpedairheol Hengoed CF82 8DP	Construct single-storey front porch 11 Maes-Y-Dderwen Penpedairheol Hengoed CF82 8DP	Granted 13.01.2015
14/0670/LA 08.10.2014	Caerphilly County Borough Council Urban Renewal Mr R Llewellyn Tredomen Business And Technology Centre Parc Tredomen Tredomen Ystrad Mynach Hengoed CF82 7FN	Provide seats, seating walls and bike racks and install an infant cycle/scooter track, a prefabricated cycle pump track, an outdoor gym, CCTV and associated lighting and replace the fences Newbridge Riverside Park Off Bridge Street Newbridge Newport	Granted 14.01.2015
14/0729/FULL 18.11.2014	Mrs E Walters 18 Cae Melyn Hengoed CF82 7RT	Erect a two storey side extension 18 Cae Melyn Hengoed CF82 7RT	Granted 14.01.2015
14/0731/FULL 19.11.2014	Mr R Jones 32 Clos Dwyerw Caerphilly CF83 1TE	Demolish existing conservatory to rear and rebuild conservatory with balcony above 32 Clos Dwyerw Caerphilly CF83 1TE	Refused 14.01.2015
14/0778/FULL 07.11.2014	Mr L Hurley Ty Webb Penrhiw Avenue Oakdale Blackwood NP12 0EW	Convert the first floor flat into two units with the addition of a roof extension at second floor level and additional parking provisions to the rear of the property 206 High Street Blackwood NP12 1AJ	Granted 15.01.2015

14/0733/FULL 24.11.2014	Mr M Caswell 15 Fothergills Road Phillipstown New Tredegar NP24 6AP	Erect first floor extension 15 Fothergills Road Phillipstown New Tredegar NP24 6AP	Granted 15.01.2015
14/0806/FULL 01.12.2014	Ms P Whittington 19 Aneurin Avenue Pengam Blackwood NP12 3NX	Erect single-storey kitchen extension 19 Aneurin Avenue Pengam Blackwood NP12 3NX	Granted 15.01.2015
14/0842/NMA 18.12.2014	Mr I Qureshi 11 Thomas Street Abertridwr Caerphilly CF83 4AU	Seek approval of a non- material amendment to planning consent 13/0631/FULL (Replace shopfront) to change the number of glass panels in shopfront from four to two 11 Thomas Street Abertridwr Caerphilly CF83 4AU	Granted 15.01.2015
14/0735/FULL 24.11.2014	Miss M H Lee Old Greenfield School Ashfield Road Newbridge NP11 4RA	Provide new entrance gate and ramp Former School Premises Greenfield Newbridge NP11 4RA	Granted 19.01.2015
14/0776/FULL 04.11.2014	Mrs A Pronger 74 Half Acre Court Caerphilly CF83 3SU	Erect two-storey side and rear extension 74 Half Acre Court Caerphilly CF83 3SU	Granted 20.01.2015
14/0784/RET 13.11.2014	Inpost UK Ltd 655 Foxhunter Drive Milton Keynes Buckinghamshire MK14 6GD	Retain the installation of a parcel locker Crown Cross Service Station Bryn Road Pontllanfraith Blackwood	Granted 20.01.2015
15/0007/NMA 05.01.2015	Mrs P Rees 9 Golwg Y Coed Caerphilly CF83 2UA	Seek approval of a non- material amendment to planning consent 13/0615/FULL (Erect detached dormer bungalow) to increase the height of the dwelling by 400mm 37 Lon Yr Ysgol Bedwas Caerphilly CF83 8PE	Granted 20.01.2015
14/0738/FULL 26.11.2014	Mr A Ahern 1 Llanarth Road Treowen Newport NP11 3EA	Erect extension to front elevation (removing existing porch) 1 Llanarth Road Treowen Newport NP11 3EA	Refused 21.01.2015

13/0756/FULL 17.10.2013	United Welsh Housing Association Y Borth 13 Beddau Way Caerphilly CF83 2AX	Erect disabled bungalow and associated external works Land Adjacent To 27 Oakfield Street Llanbradach Caerphilly	Granted 22.01.2015
14/0710/TPO 04.11.2014	Mr P Cobbley Cwm-yr-allt House Cwm-Yr-Allt Lane Tir-y-berth Hengoed CF82 8AW	Carry out various tree works Cwm-yr-allt House Cwm-Yr-Allt Lane Tir-y-berth Hengoed	Granted 22.01.2015
14/0786/CLEU 13.11.2014	Mr & Mrs R Owens Pentre Poeth Farm Penllwyn Lane Machen Caerphilly CF83 8RL	Obtain a Lawful Development Certificate for the existing use as a garden of land to the east of the dwelling known as Pentre Poeth Farm. Pentre Poeth Farm Penllwyn Lane Machen Caerphilly	Granted 22.01.2015
14/0727/FULL 14.11.2014	Mr T Morgan Min-Y-Nant 60B Hill Street Rhymney Tredegar NP22 5LU	Replace dilapidated buildings with purpose made agricultural building Land To The North East Of Min-Y-Nant 60B Hill Street Rhymney	Refused 23.01.2015
14/0732/NMA 21.11.2014	Mr & Mrs L Hogg Llwynhelyn Draethen Caerphilly NP10 8PG	Seek approval of a non- material amendment to planning consent 07/1097/FULL (Erect domestic dwelling) to retain the new siting of the dwelling Llwynhelyn Draethen Newport NP10 8GB	Granted 23.01.2015
14/0790/RET 25.11.2014	InPost UK Ltd 655 Foxhunter Drive Milton Keynes Buckinghamshire MK14 6GD	Retain the installation of a parcel locker Londis Supermarket 69 - 75 Meadow Crescent Pontymister Risca	Granted 23.01.2015
14/0804/FULL 28.11.2014	Mr & Mrs S Simpkins 58 Bryn Lane Pontllanfraith Blackwood NP12 2PQ	Erect a single storey front porch extension and re-roof and extend the existing first floor to include an additional storey 1 Brook Cottages Cwmfelinfach Newport NP11 7HX	Granted 23.01.2015

14/0535/FULL 05.08.2014	Mr K Evans Casa Bianca Tafwys Walk Caerphilly CF83 3FJ	Demolish existing garage and car port and replace with one single-storey garage with utility area Casa Bianca Tafwys Walk Caerphilly CF83 3FJ	Granted 26.01.2015
14/0723/FULL 17.11.2014	Mr J Baldwin 94 King Street Abertridwr Caerphilly CF83 4BG	Erect radio antenna in rear garden 94 King Street Abertridwr Caerphilly CF83 4BG	Granted 26.01.2015
14/0739/FULL 01.12.2014	Mr I Bidgood 30 Heol Islwyn Nelson Treharris CF46 6HG	Demolish existing attached garage and erect single-storey side extension 26 Legion's Way Gelligaer Hengoed CF82 8DX	Granted 26.01.2015
14/0740/RET 01.12.2014	Mrs C Lewis 16 Penywerlod Road Markham Blackwood NP12 0PY	Retain decking and panels 16 Penywerlod Road Markham Blackwood NP12 0PY	Granted 26.01.2015
14/0807/FULL 01.12.2014	Dr P Jones 16 Pentwyn Avenue Blackwood NP12 1HS	Erect first floor bedroom and bathroom extension 16 Pentwyn Avenue Blackwood NP12 1HS	Granted 26.01.2015
14/0794/RET 20.11.2014	InPost UK Ltd 655 Foxhunter Drive Milton Keynes MK14 6GD	Retain the installation of a parcel locker Premier Stores 1 Newbridge Road Pontllanfraith Blackwood	Refused 29.01.2015
14/0743/FULL 05.12.2014	Mr & Mrs N W Davies 24 Islwyn Street Cwmfelinfach Newport NP11 7HA	Extend first floor to form a new rear bedroom 24 Islwyn Street Cwmfelinfach Newport NP11 7HA	Granted 30.01.2015

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.
13/0548/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, Pontywindy 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.
13/0726/FULL 08.10.13	Erect two bay extension to existing storage building at Robert Price (Builders Merchants) Ltd, 145 Pontygwindy Road, Caerphilly.	Considering impact on neighbouring houses.
13/0732/MIN 10.10.13	Mine approximately 6 million tonnes of coal from the Nant Llesg Surface Approximately 478.1 Ha Of Land West And South-West Of Rhymney, North And West Of Pontlottyn And Fochriw And Wholly Within The County Borough Of Caerphilly	Subject to further discussion and consideration.
13/0782/NCC 29.10.13	Vary condition 7 of planning consent 08/0310/FULL (Convert Grade II listed roofless ruin into 2 two-bedroom cottages) to revise the caravan park access location at Beddau Farm 2 St Cenydd Road, Trecenydd, Caerphilly	Seeking CIL details.
13/0799/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.
14/0338/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.
14/0365/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.

14/0387/FULL 19.06.14	Erect three houses at Craig Bach, Penrhiw Lane, Machen, Caerphilly.	Awaiting additional information.
14/0388/RET 13.06.14	Retain the change of use from B2 (brewery) to a mixed-use brewery and bar/bowling alley at The Celt Experience Ltd (Newmans Brewery) Unit 29-30 Sir Alfred Owen Way Pontygwindy Industrial Estate Caerphilly	Subject to further discussion and consideration.
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.
14/0445/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.
14/0455/FULL 25.06.14	Construct a ground-mounted solar PV generation project and associated works at Darran Farm, Argoed, Blackwood.	Awaiting archaeological 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.
14/0524/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.
14/0560/RET 22.08.14	Retain the extension of the domestic curtilage and the erection of a changing room and hot tub at 14 Cwm Darran Place, Deri, Bargoed, CF81 9GA	Awaiting structural calculations.
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.
14/0630/OUT 22.09.14	Erect 2 no. single-storey bungalows at Waun Y Gof House Thorne Avenue Newbridge	Awaiting further information concerning highways.
14/0635/COU 23.09.14	Change the use from B1/B2 industrial to B8 storage of motor vehicles associated with adjacent commercial premises for proposed 5 no. car garage, store and all associated works at Rowecord Engineering Commercial Street Newport Road Pontymister Risca	Awaiting additional highway information.
14/0636/FULL 24.09.14	Erect stables (22 x 3.6m) and barn (33 x 5m) at Gelliffyniog Farm Blackvein Mountain Road Crosskeys Newport	Awaiting information concerning public footpath.
14/0704/FULL 13.10.14	Erect a single wind turbine of max 86.5m to tip, along with associated infrastructure including an access track and electrical housing at Bedlwyn Farm Cefn-Rhychdir Road Phillipstown New Tredegar	Subject to further discussion and consideration.
14/0706/FULL 04.11.14	Provide a security grill at Victoria's Cafe Shop Unit 10 Victoria Terrace Newbridge Newport NP11 4EU	Awaiting amended shutter design.
14/0725/FULL 18.11.14	Erect two 50Kw vertical axis wind turbine generators at Penyfan Caravan And Leisure Park Manmoel Road Manmoel Blackwood NP12 0HY	Awaiting various details including noise survey.
14/0745/LBC 20.10.14	Convert existing barn into habitable dwelling at Rhyd-y-gwern Farm Rhyd Y Gwern Lane Draethen Newport	Subject to further discussion and consideration.

14/0802/OUT 26.11.14	Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from the A4049 and footpaths and the installation of new services and infrastructure, ecological mitigation and enhancement works and other ancillary works and activities at Land At Hawtin Park Gelli-haf Pontllanfraith Blackwood	Subject to further discussion and consideration.
14/0808/FULL 01.12.14	Erect single-storey lounge extension with raised patio area at 19 Birchwood Close Blackwood NP12 1WX	Awaiting amended design.

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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. Solicitors asked for information which was provided.
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. In discussions over content of Agreement. Chased Officers for comments
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. Other side asked for meeting. Asked for instructions from Planning.
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. No update yet.

13/0511/OUT 08.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly	Documents being sealed. Require fees.
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.	Sent response on suggested amendments to Solicitors. Chased.
13/0873/OUT 23.12.13	Erect housing development (eight dwellings) on Land At Park Road Newbridge, Newport.	Amended drafts and responses to Solicitors, queries sent.
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 draft internally for comments.
14/0411/OUT 21.06.14	Erect residential development and associated works on Land At Ton Y Felin Croespenmaen Newport	Asked planning for further instructions.
14/0472/OUT 02.07.14	Erect residential development (15 plots) on Land To The Rear Of Ty Fry Road Aberbargoed Bargoed	Queried title and asked about possible right of way requirement.

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
14/0014/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
14/0016/REF 11/0650/FULL	Mr L Richards Suite A The Old Workhouse Cross Houses Shrewsbury Shropshire SY5 6JH	Erect new housing development comprising of 13 detached and 1 pair of semi- detached dwellings Land Adj To Former Waterloo Works Machen Caerphilly CF83 8NL	27.11.14
14/0017/REF 14/0551/FULL	Mr C Lewis 120 Heol-Y-Ddol Caerphilly CF83 3JN	Erect a two-storey side extension and a single-storey rear extension at 120 Heol-Y-Ddol Caerphilly CF83 3JN	18.12.14

14/0018/NONDET 14/0091/FULL	Mr & Mrs McDermott Hill View Poultry Caerllwyn Farm Abertridwr Caerphilly CF83 4FG	Erect a one bedroom agricultural dwelling to replace temporary caravan at Hill View Poultry Caerllwyn Farm Abertridwr Caerphilly CF83 4FG	23.12.14
14/0019/REF	C/o Mr J S Milsom 65 Green Meadow Drive Parc Seymour Caldicot NP26 3AQ	Form an access track at Duffryn Farm Pontlottyn Bargoed CF81 9RN	29.12.14
15/0001/REF 13/0483/FULL	REG Windpower Mr S Zappulo Suite 2 Kelston Park Bath BA1 9AE	Install three wind turbines and construct associated infrastructure on land used for grazing, the maximum height to blade tip of each turbine will be 110m above existing ground level and infrastructure associated with the wind turbines including on-site access tracks, lay-bys and turning areas, with ditch culverts where required, permanent crane hardstanding areas and external switchgear buildings for each turbine, a substation, underground on-site electrical cabling and the creation of a temporary construction compound and laydown area at Pen Bryn Oer Merthyr Road Rhymney	

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