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

**Date: 4th March 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 March, 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

## A G E N D A

	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 11th February 2015 (minute nos. 1-14).	1 - 6

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 Site Visit - Code No. 14/0518/NCC - Land North of Glan-Yr-Afon, Glan-Yr-Afon Lane, Fleur-de-lis, Blackwood. 7 - 26
- 6 Site Visit - Code No.14/0818/FULL - Former Bargoed Fire Station, William Street, Gilfach, Bargoed, CF81 8ND. 27 - 54

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

- 7 Preface Item Code No. 13/0873/OUT - Land at Park Road, Newbridge. 55 - 66
- 8 Code No. 14/0350/FULL - Redwood Memorial Hospital, The Terrace, Rhymney, Tredegar. 67 - 82
- 9 Code No. 14/0351/CON - Redwood Memorial Hospital, The Terrace, Rhymney, Tredegar. 83 - 90
- 10 Code No. 14/0704/FULL - Bedlwyn Farm, Cefn-Rhychdir Road, Phillipstown. 91 - 108
- 11 Code No. 14/0814/LA - Oakdale Business Park Plateau 3, Waterloo, Oakdale, Blackwood. 109 - 122
- 12 Code No. 15/0005/RET - 22 Priorsgate, Oakdale, Blackwood. 123 - 128

To receive and note the following information items: -

- 13 Applications determined by delegated powers. 129 - 136
- 14 Applications which are out of time/not dealt with within 8 weeks of date of registration. 137 - 142
- 15 Applications awaiting completion of a Section 106 Agreement. 143 - 144
- 16 Appeals outstanding and decided. 145 - 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



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 11TH FEBRUARY 2015 AT 5.00PM

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#### PRESENT:

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

#### Councillors:

M. Adams, J. Bevan, D. Bolter, H.R. Davies, Mrs J. Gale, L. Gardiner, N. George, R.W. Gough, A.G. Higgs, Mrs G. Oliver, D. Rees, Mrs J. Summers, J. Taylor

#### Together with:

P. Elliott (Head of Regeneration and Planning), 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), P.J. Harris (Senior Arboricultural Officer), P. Martin (Conservation and Design Officer) and R. Barrett (Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs E.M. Aldworth, J.E. Fussell, A. Lewis, K. Lloyd and Mrs E. Stenner.

#### 2. DECLARATIONS OF INTEREST

A declaration of interest was received as follows: 14/0818/FULL - Councillor D.G. Carter. Details are minuted with the respective item.

In relation to declarations of interest and application 14/0818/FULL (Former Bargoed Fire Station, William Street, Gilfach, Bargoed), the Principal Solicitor confirmed that the ward members for Bargoed and Gilfach had sought advice in this regard and had been advised that there was a need for them to declare an interest on this matter. Further details of these declarations will be noted at the forthcoming site visit.

#### 3. MINUTES - 14TH JANUARY 2015

RESOLVED that the minutes of the Planning Committee held on 14th January 2015 (minute nos. 1 - 12) be approved and signed as a correct record.

**4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT**

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

- (i) 14/0518/NCC - Land North Of Glan-Yr-Afon, Glan-Yr-Afon Lane, Fleur-de-lis, Blackwood.
- (ii) 14/0818/FULL - Former Bargoed Fire Station, William Street, Gilfach, Bargoed, CF81 8ND.

**5. PROPOSED REVIEW, EXTENSION, AND RE-DESIGNATION OF BUTE TOWN CONSERVATION AREA AND ARTICLE 4 DIRECTION AREA**

The report informed Members of the public engagement being undertaken at Butetown as part of the development stage of the Heritage Lottery Fund Project work, and sought approval to implement both the extension and re-designation of Bute Town Conservation Area and the replacement and extension of the Article 4 Direction boundary.

The report was a follow-on to that presented to the 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.

Having fully considered the report it was proposed and seconded that the recommendation contained therein be approved and by a show of hands this was unanimously agreed.

RESOLVED that the existing Bute Town Conservation boundary as set out in Appendix 3 of the report (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 of the report.

**6. SITE VISIT – TREE PRESERVATION ORDER 75 OF 2014 – LAND AT WERN WOODLAND, NELSON**

Mr P. Hunt, the landowner, and Councillor H. David spoke in objection to the Tree Preservation Order, and Mr J. Davies spoke in support of the Tree Preservation Order.

Following consideration of the Site Visit report and Officer's original report it was moved and seconded that the recommendation contained within the Officer's original report be approved and by a show of hands this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) TPO 75 of 2014 be confirmed with the following change of name: Woodland northeast of Tawelfan adjoining National Cycle Route 47.

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

**7. PREFACE ITEM CODE NO. 14/0422/NCC - GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY**

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

RESOLVED that:-

- (i) the Officer's Preface Report be noted.
- (ii) subject to the conditions contained in the Officer's original report and the additional condition contained in the Officer's preface report (12), together with the following amended condition, this application be granted.

**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.

**Amended Condition (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 a local authority or its contractors 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.

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

**8. CODE NO. 14/0518/NCC - LAND NORTH OF GLAN-YR-AFON, GLAN-YR-AFON LANE, FLEUR-DE-LIS, BLACKWOOD**

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

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

**9. CODE NO. 14/0818/FULL - FORMER BARGOED FIRE STATION, WILLIAM STREET, GILFACH, BARGOED, CF81 8ND**

Councillor D.G. Carter declared an interest in that he is on the same board of school governors as one of the main objectors. As the application was deferred without discussion, there was no requirement for him to leave the meeting.

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

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

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

**10. PREFACE ITEM CODE NO. 14/0152/FULL - 14 BRYNHEULOG ROAD, NEWBRIDGE, NEWPORT, NP11 4RG**

The Development Control Manager, together with the Chair, advised Members that Planning Officers would not be in a position to defend the reasons put forward for refusal at any appeal and that the Committee would need to nominate two members to defend any appeal.

Following consideration of the Officer's preface report it was moved and seconded that the application be refused for the reasons contained therein.

An amendment was moved and seconded in that the application be granted in accordance with the recommendation contained within the Officer's original report. By a show of hands this was agreed by the majority present with one abstention.

In accordance with Rule of Procedure 15.5, Councillor R.W. Gough wished it recorded that he voted in support of the application, and Councillor D. Rees wished it recorded that he voted against the application.

RESOLVED that:-

- (i) the Officer's Preface Report be noted.
- (ii) subject to the conditions contained in the Officer's original report this application be granted.
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.

**11. CODE NO. 14/0763/FULL - 39 CROWN STREET, CRUMLIN, NEWPORT, NP11 4PR**

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/Dwr Cymru.
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW2.

**12. CODE NO. 14/0764/FULL - 23 BRYN DERW, BLACKWOOD, NP12 1SN**

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted.
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.

**13. WELSH GOVERNMENT CONSULTATION ON MEZZANINE FLOORS**

The report outlined the Welsh Government consultation on introducing legislation to bring internal alterations to provide mezzanine floors under planning control and the report sought the comments of Members on the proposal.

The proposed legislation was outlined and Officer comments relating to the proposals were 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 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 Officers reply to the questions set out in the consultation on the basis of the comments contained within the report, and that these be forwarded to Welsh Government, together with any additional comments from Members.

**14. 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.

In relation to applications determined by delegated powers, a Member queried the reasons for refusal in respect of application 14/0780/FULL. The Development Control Manager advised that he would confirm the reasons with Officers following the meeting and arrange for these to be forwarded to the Member.

The meeting closed at 6.26 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11th March 2015 they were signed by the Chair.

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CHAIR





## PLANNING COMMITTEE – 11TH MARCH 2015

**SUBJECT: SITE VISIT - CODE NO. 14/0518/NCC - LAND NORTH OF GLAN-YR-AFON, GLAN-YR-AFON LANE, FLEUR-DE-LIS, BLACKWOOD**

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

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PRESENT:

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

Councillors H. Davies, K. Dawson, Mrs J. Gale, R.W. Gough, D.V. Poole and Mrs. J. Summers.

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, J. Bevan, L Gardiner, N. George and A.G. Higgs
2. The Planning Committee deferred consideration of this application on 11th February 2015 for a site visit. Members and Officers met on site on Wednesday, 25th February 2015.
3. Details of the application to 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 year Land North of Glan-Yr- Afon, Glan-Yr-Afon Lane, Fleur-De- Lis, Blackwood were noted.
4. Those present viewed the site from the public footpath and the junctions with Ford Road, Commercial Street, Nydfa Road and Glan-y-Afon Lane and examined the application plans to fully appreciate the proposals.
5. The Principal Planning Officer confirmed that since the publication of the Officer's report an e-petition of 158 names of which 26 names were indicated as from Fleur-de-lis, a tear off stub section from a letter of objection and an additional letter of objection had been received.
6. Members were asked to note the application's history which was granted on the 18th February 1999 and subsequently renewed in 2004 and 2009 and were reminded that this application dealt with the variation of condition only, the principle being agreed in 1999. The Officer confirmed that in the course of the renewal applications the number of proposed dwellings had now been reduced to 16 houses. The size and the position of the plot was explained and the boundary of site in relation to the existing public footpath confirmed. The position of the road serving the development was outlined and it was noted that the site would follow a cul-de-sac design with off street parking. The development would be a mix of 2 and 3 bedroom dwellings with 1 parking space allotted per bedroom.
7. The Local Ward Member raised concerns in relation to the access road to the development and its close proximity to a well used public footpath, particularly as there would be no

physical barrier between the road and the right of way. Officers confirmed that the proposed access road would be constructed to an adoptable standard the details of which would be agreed with the Highways Department. It was noted that a 150mm up-stand would be introduced to protect the public use of the footpath as part of the developments' road layout and Members requested that consideration be given to extending this condition to include the housing side and boundary with the public footpath. Officers agreed to consider this and provide further information to the Planning Committee.

Concerns were also expressed in relation to the garage business operating on the boundary of the site which included a spray booth. It was felt that issues such as noise and odour/chemical emissions were bound to arise when you place a residential development so close to an operating garage, disadvantaging a well established business. The Environmental Health Officer confirmed that should such issues arise the use of filters or amendments to the hours of operation could be looked at in order to mitigate the impact on residents however this could not be condition beforehand.

Further concerns were expressed by Local Ward Members in relation to drainage and flooding issues in the area and the impact of the development on highway safety. Particular reference was made to the junction between Ford Road, Commercial Street and Glan-yr-Afon Lane. Members viewed the junction and noted the volume of traffic. Local Ward Members highlighted the areas of concern and felt that the increased traffic movements generated by an additional 16 houses in this area would only exacerbate an already extremely busy section of road. The Local Ward Members were of the opinion that since the submission of the original application in 1999 there had been such significant changes to the area resulting in increased traffic volumes, that an additional 16 dwellings would place an unacceptable burden on its infrastructure.

In terms of drainage and sewerage the Officer confirmed that Dwr Cymru had been consulted and had raised no objections to the proposed development and the Senior Engineer (Land Drainage) subject to condition also raised no objection to the development. Members were asked to note that the Transportation Engineering Manager also raised no objection to the development. The Oak Terrace By-pass, Angel Way and the removal of the right turn facility at the Hengoed Viaduct has all encouraged more traffic to use the cross-valley link via Ford Road.

8. Officers confirmed that following advertisement to 31 neighbouring properties, advertisement in the press and a site notice being posted, 10 responses to a petition letter distributed in the area and 6 separate letters of objection had been received at the time of the Officer's report, details of these objections are contained therein. Since that date an additional letter of objection and tear-off stub section of a letter of objection and an e-petition had also been received.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 11th February 2015 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Democratic Services Officer, Ext. 4420  
Consultees: T. Stephens, Development Control Manager  
M. Davies, Principal Planning Officer  
M. Noakes, Senior Engineer (Highway Development Control)  
G. Mumford, Senior Environmental Health Officer  
J. Rogers, Principal Solicitor

Appendices:  
Appendix 1 Report submitted to Planning Committee on 11th February 2015

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

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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.

Cont'd....

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.

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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/haulers 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

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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.

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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.

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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

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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

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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.





## PLANNING COMMITTEE – 11TH MARCH 2015

**SUBJECT: SITE VISIT - CODE NO. 14/0818/FULL - FORMER BARGOED FIRE STATION, WILLIAM STREET, GILFACH, BARGOED, CF81 8ND**

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

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PRESENT:

Councillor W. H. David - Vice Chair

Councillors H. Davies, Mrs J. Gale, R. Gough and A. Lewis

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, L. Gardiner, A.G. Higgs, J. Bevan, N. George and Mrs J. Summers.
2. The Principal Solicitor confirmed that the Local Ward Members following advice from the Monitoring Officer had made the following declarations of interest and as such were not present at the site meeting.

Councillor H. Andrews declared an interest in that he lives in very close proximity to the proposed development, his home address would be directly affected by it.

Councillor D.G. Carter declared an interest in that he is on the same School Governing Body as two of the main objectors to the application.

Councillor D.T. Davies declared an interest in that he is currently the Chairman of the South Wales Fire and Rescue Services, the SWFRS owns the land that will be sold to the applicant should planning permission be granted.

Councillor Mrs D. Price declared an interest as she is on the same School Governing Body as the main objectors to the application.

3. The Planning Committee deferred consideration of this application on 11th February 2015 for a site visit. Members and Officers met on site on Wednesday, 25th February 2015.
4. Details of the application to demolish the existing fire station and construct 8 No. 2-bedroom affordable dwellings (C3), 6 No. 1-bedroom affordable apartments (C3) and construct 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 were noted.
5. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals. The dimensions and position of the different types of accommodation were confirmed and would be made up of two distinct elements, general needs affordable housing and an independent living and mental health facility of 8 units.

Officers confirmed that this facility would be managed by Gofal, one of Wales' leading mental health charities, with over 22 years experience in managing a range of supported housing schemes and support services. It was noted that this would be a sister scheme to Ty Osborne in Caerphilly which has been operational since 2013 and successfully provides similar accommodation. The Principal Planning Officer encouraged Members and Residents to contact Gofal with any queries or concerns with regard to the proposed development or the scheme at Ty Osborne.

6. Members were asked to note that the ridge height of the 3-story block of flats at the rear of the site had been lowered so that the top floor becomes a room within the roof with velux windows to the rear in order to protect the privacy of residents in Hillside Park. The existing retaining wall also to the rear of the development would remain and the same high quality finish would apply to both the supported living accommodation and the affordable housing element of the proposed development. Privacy distances between the proposed development and existing dwellings meet the minimum distance criteria and 23 off road car parking spaces would be provided.
7. Members raised concerns in relation to the construction process and the impact this would have on residents in terms of deliveries to the site, operational vehicle movements and the dust and noise generated during construction. Officers confirmed that a traffic management plan, hours of operation and noise and dust mitigation would be suitable to condition and agreed to provide details at the next Planning Committee meeting.
8. Officers confirmed that following advertisement to 35 neighbouring properties, advertisement in the press and a site notice being posted, 8 letters and emails of objection and a petition had been received. Details of the objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 11th February 2015 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Democratic Services Officer, Ext. 4420  
Consultees: T. Stephens, Development Control Manager  
M. Davies, Principal Planning Officer  
M. Noakes, Senior Engineer (Highway Development Control)  
G. Mumford, Senior Environmental Health Officer  
J. Rogers, Principal Solicitor

Appendices:  
Appendix 1 Report submitted to Planning Committee on 11th February 2015

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.

Cont'd....

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.

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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

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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

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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.

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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

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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

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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.

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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.

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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.

Cont'd....

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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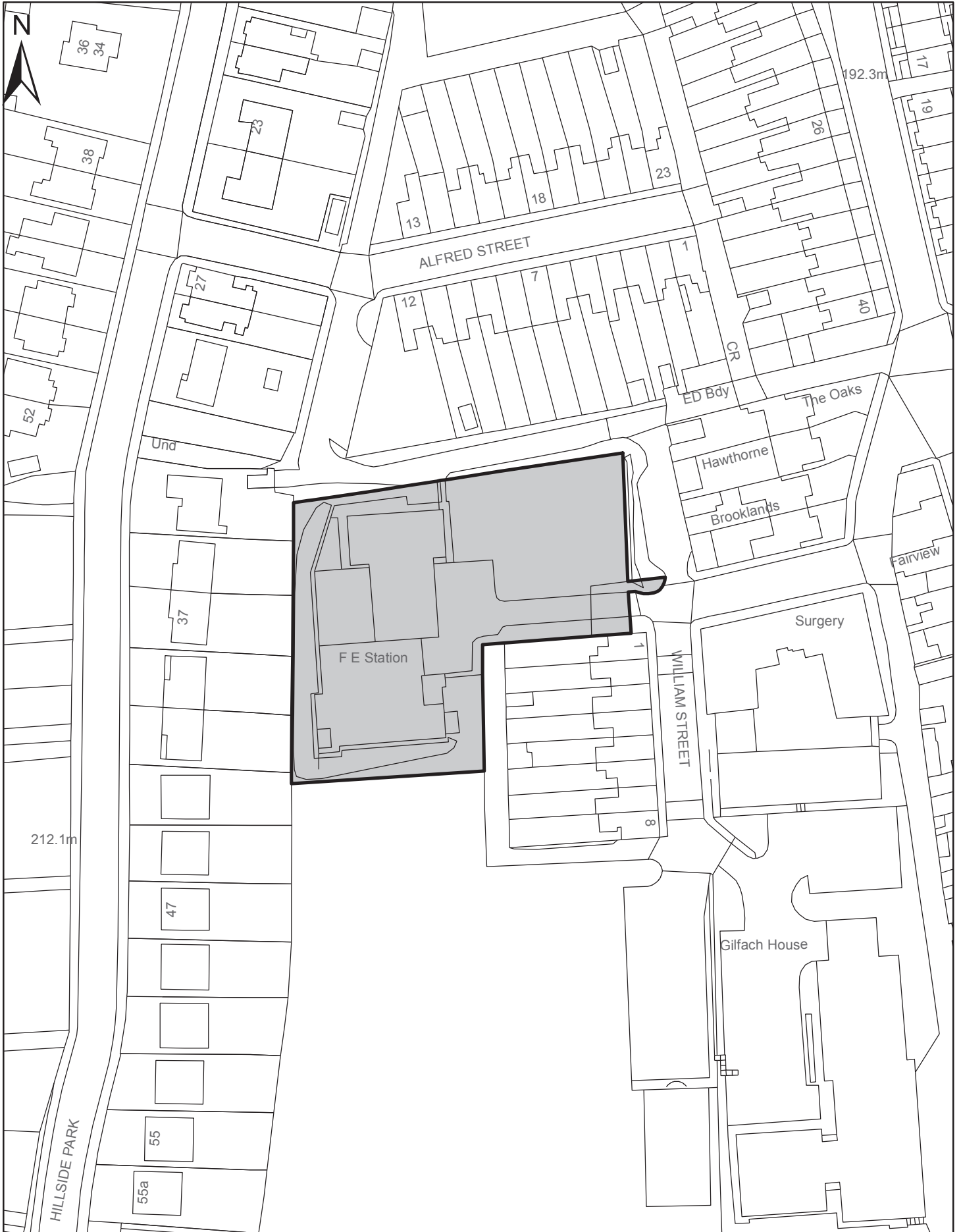
Application Number 14/0818/FULL Continued.

- 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.	13/0873/OUT
APPLICANT(S) NAME:	Llanover Estates
PROPOSAL:	Proposed residential development (8 dwellings)
LOCATION:	Land at Park Road, Newbridge

The above outline planning application for a residential development comprising 8 dwellings (4 detached, 4 semi-detached) was granted planning permission subject to a Section 106 Agreement at Planning Committee on 9<sup>th</sup> July 2014. The Section 106 Agreement sought to secure 10% affordable housing on the site, i.e. 1 dwelling, in accordance with Policy CW11 (Affordable Housing Planning Obligation) of the Caerphilly County Borough Council Local Development Plan up to 2021 – Adopted November 2010. However, the applicant has submitted the relevant information to challenge the affordable housing requirement by way of the Development Appraisal Toolkit (formerly known as the Three Dragons Toolkit).

This submitted information has been analysed and it demonstrates that the provision of affordable housing on the site is not viable. Therefore the application is being reported back to Planning Committee with the recommendation that planning permission be granted without the requirement for any affordable housing onsite. As the Section 106 agreement relates only to the provision of affordable housing, it is no longer necessary.

**RECOMMENDATION** – The planning permission be GRANTED subject to conditions without the requirement for a Section 106 Agreement to secure an element of affordable housing as part of the development.

## Appendix

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0873/OUT 21.01.2014	Llanover Estate Mr M Lennon 23A Gold Tops Newport NP20 4UL	Erect housing development (eight dwellings) Land At Park Road Newbridge Newport

**APPLICATION TYPE:** Outline Application

### SITE AND DEVELOPMENT

Location: The application site is located on land to the east of Park Road, Newbridge.

Site description: Vacant sloping grassland.

Development: Outline permission is sought for the erection of 8 dwellings consisting of four detached dwellings, and four semi-detached properties.

All matters apart from access are reserved. An indicative layout has been submitted that shows the proposed dwellings equally spaced across the site from south to north.

The site access would be off Park Road, between Plots 2 and 3 towards the southern end of the site.

### Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):  
Height: 7.86 - 12.45 metres, Length: 9.35 - 9.56 metres, Width: 5.23 - 8.1 metre.

Materials: No details provided.

Ancillary development, e.g. parking: The indicative layout shows off-street parking proposed within the curtilage of each dwelling.

### PLANNING HISTORY

No previous planning history.

Cont...

Application No. 13/0873/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

Policies: SP5 (Settlement Boundaries), SP7 (Planning Obligations), SP15 (Affordable Housing Target), CW2 (Amenity), CW3 (Design Considerations - Highways) and CW11 (Affordable Housing).

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? The site is not within a coal mining referral area.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - Provides advice to the developer regarding drainage onsite.

Dwr Cymru - Provides advice to the developer regarding sewerage and drainage.

CCBC Housing Enabling Officer - Requests 10% (1 dwelling) affordable unit to be secured by way of Section 106 Agreement.

Police Architectural Liaison Officer - No objection subject to advice.

Cont...

Application No. 13/0873/OUT Continued

Countryside And Landscape Services - Raises no objection, but mentions the difficulties in establishing a suitable landscaping scheme on such steep gradients. However, such details can be agreed at reserved matters stage.

Senior Arboricultural Officer (Trees) - No tree onsite.

Principal Valuer - No comment.

### ADVERTISEMENT

Extent of advertisement: 32 neighbouring properties were consulted and a site notice was displayed near the application site.

Response: Two responses were received.

Summary of observations: - Highway safety concerns regarding proposed entrance and speed of vehicles using Park 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? This is an outline application. The CIL regulations require that CIL liabilities are calculated when reserved matters applications are submitted as until the reserved matters stage it is not necessarily clear as to the exact level of CIL liable floorspace.

### ANALYSIS

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

Cont...

Application No. 13/0873/OUT 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 has been designed to accord with this guidance as the site is bounded to the east, north and west by existing residential development and to the south by open space and allotments gardens; a relatively low density is proposed; and the proposed use will not detrimentally impact on the amenity of neighbouring properties. Adequate privacy distances are maintained between the proposed houses and the existing properties to the west, which are at least 21 metres away, and the properties to the east, which are over 30 metres away.

Given the steep topography of the site, significant earth works are proposed along the eastern edge of the site, backing onto the rears of the properties along Ashfield Road. In places the existing ground level will be increased by up to 6-7 metres, with the land battered at an angle of up to 45 degrees in place, i.e. a gradient of 1 in 1. However, this 'bank' is located at least 15 metres from the rear elevations of the nearest properties, and therefore it is not considered that such a landscape feature will have an unacceptable overbearing impact on the properties below.

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 relating to visibility splays for vehicles exiting the site and parking provision within the site. Therefore it is considered that the proposed development satisfies Policy CW3.

Policy CW11 states that on sites accommodating 5 or more dwellings, or exceeding 0.15 hectares in gross site area, an element of affordable housing will be required. For the Newbridge area, the target for affordable housing is 10%. Therefore of the eight proposed dwellings, one unit will need to be an affordable unit. This will be controlled by way of the Section 106 Agreement.

A Section 106 Agreement will be required to secure the requirements of the Housing Officer, and that must meet the following tests:

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

Policy CW11 requires the provision of affordable housing.

Cont...

Application No. 13/0873/OUT Continued

(b) It is directly related to the development.

Affordable housing can only be secured as part of a housing development.

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

In view of the need for affordable housing and the planning commitment to securing such provision, one house out of eight is considered reasonable.

Comments from consultees: No objection is raised subject to conditions and advice.

Comments from public: The Transportation Engineering Manager raises no objection to the proposed access onto Park Road subject to a condition requiring an adequate visibility splay to be provided and maintained at all times.

Other material considerations: None.

RECOMMENDATION that (A) the application is DEFERRED to allow the applicant to enter into a Section 106 Agreement in relation to affordable housing. On completion of the Agreement (B) that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of appearance, landscaping, layout and scale; (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.  
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the appearance, landscaping, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.  
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont...

Application No. 13/0873/OUT Continued

- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before any of the residential units to which they relate is occupied and thereafter they shall be maintained free of obstruction for the collection of refuse, recycling, food and garden waste.  
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.
- 06) 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.
- 07) 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.
- 08) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.  
REASON: To protect public health.

Cont...

Application No. 13/0873/OUT Continued

- 09) 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.
- 10) 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.
- 11) 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. The scheme shall include all non-mains drainage and where appropriate demonstrate that permeability tests have confirmed the suitability of the ground on site for soakaway(s) that can be situated such that their discharge will not affect adjacent land, structures or highways. 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.
- 12) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.  
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Cont...



Application No. 13/0873/OUT Continued

- 14) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.  
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 15) The proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m x 90m. No obstruction or planting when mature exceeding 0.6m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.  
REASON: In the interests of highway safety
- 16) Prior to beneficial occupation of the development a pedestrian link shall be provided between the rear of the development and the adopted lane which lies to the east of the site, in a manner to be agreed in writing with the Local Planning Authority,  
REASON: In the interests of highway safety.
- 17) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining works on site full engineering details and structural calculations for the proposed retaining works, 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 works 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.

Cont...

Application No. 13/0873/OUT Continued

- 18) 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.
- 19) The gradient for the proposed access shall be no steeper than 1:20 for the first 15m and 1:12 thereafter, unless otherwise agreed in writing with the Local Planning Authority.  
REASON: In the interests of highway safety.
- 20) Parking throughout the development shall be provided in accordance with the Local Planning Authority's Adopted Supplementary Planning Guidance LDP5 Car Parking Standards.  
REASON: To ensure adequate off-street parking provision to serve the development.
- 21) The internal carriageway shall have a minimum width of 5.5m for the entirety of its length.  
REASON: In the interests of highway safety.
- 22) Provision shall be made to provide replacement parking within the curtilage of the site for the spaces lost by the demolition of the 4 garages which currently occupy the site, unless otherwise agreed in writing with the Local Planning Authority. Such provision shall be completed before the development hereby approved is first occupied and in accordance with details to be agreed with the Local Planning Authority.  
REASON: In the interests of highway safety.
- 23) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of the visual amenity of the area.

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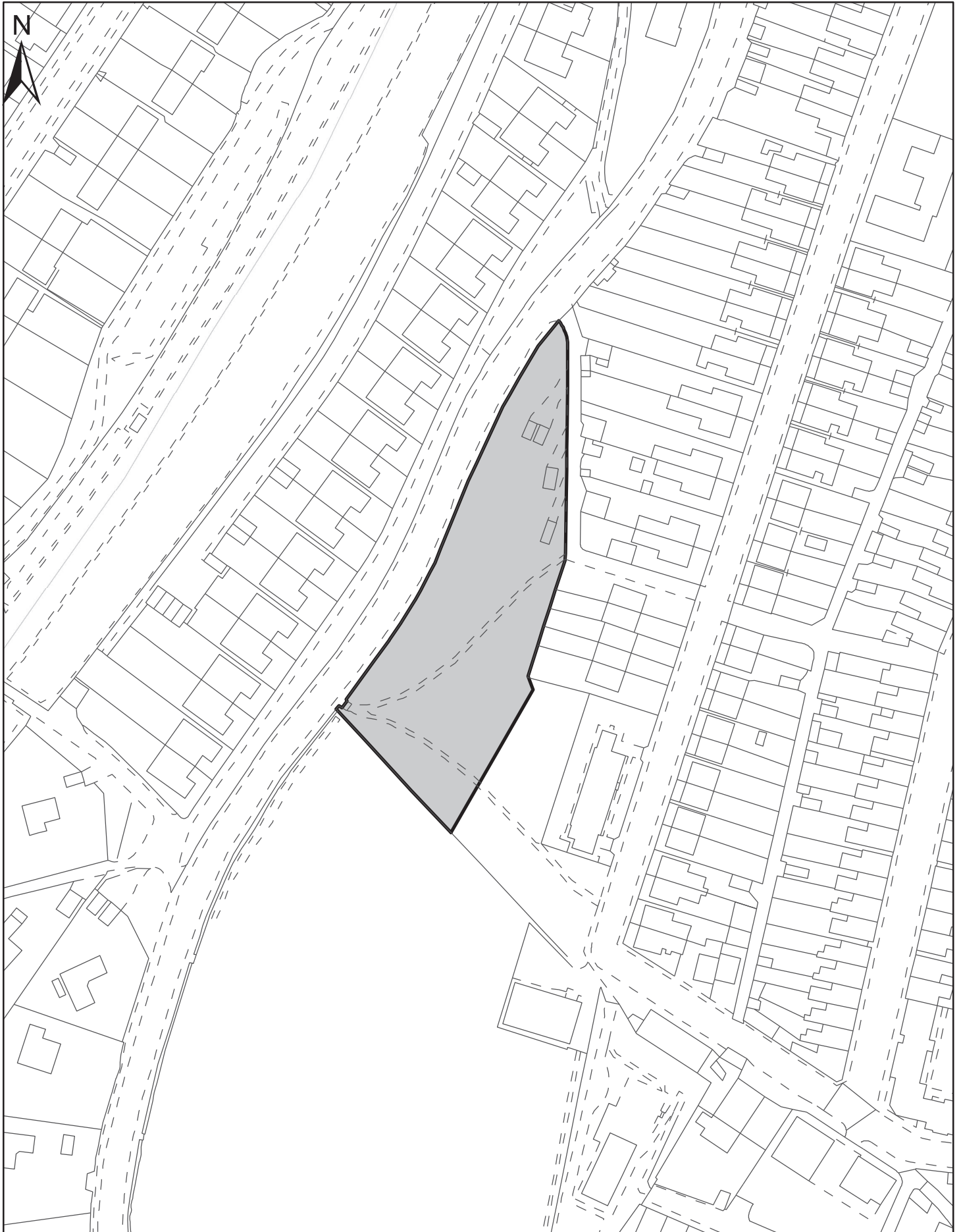
Application No. 13/0873/OUT Continued

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2, CW3 and CW11.

Please find attached the comments of Welsh Water, Senior Engineer (Land Drainage), Transportation Engineering Manager, Head of Public Protection, Police Architectural Liaison Officer, Housing Enabling Officer and Council's Landscape Architect that are brought to the applicant's attention.

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# Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0350/FULL 04.06.2014	Mr & Mrs Jones 26 Smithies Avenue Sully Vale Of Glamorgan CF64 5SS	Demolish existing hospital building plus associated outbuildings and erect three two-storey terraced houses, two semi-detached houses and one dormer bungalow Redwood Memorial Hospital The Terrace Rhymney Tredegar NP22 5LY

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: Redwood Memorial Hospital, The Terrace, Rhymney. The site is located within a predominantly residential area within the settlement boundary and within the extended Rhymney Town Conservation Area designated on 5th October 2001. The site is a very prominent one; to its north is an important group of grade II listed early-mid C19 housing associated with the Rhymney Iron Company (i.e. 1-9, The Terrace, listed as buildings of special architectural and historic interest on 12th May 1975 and amended on 15th May 2001 as part of Cadw's Building Resurvey of Wales) and to the south the unlisted 3 blocks of semi-detached Victorian Villas. There are tennis courts surrounded by a low brick boundary wall with wrought-iron railings on the opposite side of the road. In close proximity to the site is a school and college, Rhymney Town Centre, sports facilities and Rhymney train station.

Site description: The existing now redundant unlisted building is the former Redwood Memorial Hospital. It occupies a site area of 0.26 hectares and is currently vacant. The applicant advises the property was purchased at auction in 2013 having been marketed for some considerable time prior to this without success. The original hospital, built in 1904 has been subject to substantial change over the years. There have been several extensions to the property including two large bay windows at the front and multiple hospital ward extensions at the side and rear. These ad hoc extensions are of varying designs and built using differing materials. Some have also resulted in large areas of flat roof. In aggregate, these alterations and extensions have detracted significantly from the appearance of the original building and removed much of its architectural character.

Cont'd.....

Application Number 14/0350/FULL Continued.

In planning terms the site represents a Brownfield site.

Development: Full planning permission is sought in respect of the demolition of existing hospital building and associated outbuildings and the erection of three two-storey, terraced houses, two semi-detached houses, and 1 dormer bungalow.

A separate planning application in respect of the demolition of the buildings on the site has been submitted (reference 14/0351/CON) and is reported elsewhere on this agenda.

Dimensions: Each semi-detached house has a footprint of 5.05m in width x 18.4m in depth x 7.6m to the ridge. The internal layout comprises a lounge, utility room, wc, and open plan kitchen / dining room on the ground floor and three bedrooms, one with ensuite and a bathroom on the first floor.

Cottage 1 of the terrace of three measures 7.45m in width x 10m in depth x 8.4m to the ridge.

Cottage 2 of the terrace measures 7.35m x 10m in depth x 8.4m high to the ridge.

Cottage 3 of the terrace measures 7.35m x 10m in depth x 8.4m high to the ridge.

The internal layout of each of the terraced properties comprises a lounge, dining room, kitchen, wc and utility room on the ground floor and three bedrooms, one with en-suite, a study and a bathroom on the first floor.

The bungalow has maximum dimensions of 11.6m in width x 8.4m in depth x 7.4m in height to the ridge. An attached garage measures 3.3m in width x 6.3m in depth x 4.6m in height to the ridge. The internal layout comprises a lounge, kitchen/dining room, wc and attached garage on the ground floor and three bedrooms, one with en-suite and a bathroom on the first floor.

Materials: Semi-detached dwellings - white render to walls, grey roof slates, doors are to be mixed colour pvc/metal composite and white upvc windows

Terraced dwellings - white render to walls, grey roof slates, doors are to be mixed colour pvc/metal composite and white upvc windows

Bungalow \_ stonework/white render to the external walls, grey roof slates, doors are to be mixed colour pvc/metal composite and white upvc windows, black pvc rainwater goods

Ancillary development, e.g. parking: Five off street parking spaces to serve the semi-detached and terraced dwellings on the existing forecourt to the front of the site and three off-street parking spaces (one in the attached garage) in respect of the bungalow.

Cont'd.....

Application Number 14/0350/FULL Continued.

### PLANNING HISTORY

14/0351/CON - Demolish existing hospital building plus associated outbuildings - Not yet determined.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within The Rhymney Conservation Area as identified by Policy HE4.2 of the LDP.

#### 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, CW5 - Protection of the Water Environment, , CW6 - Trees, Woodland and Hedgerow Protection, CW11 - Affordable Housing Obligation, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Developments.

### NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, Chapter 4 - Planning for Sustainability, Chapter 6 - Conserving the Historic Environment para 6.5.16, 6.5.17, 6.5.18, 6.5.23.

Welsh Office Circular 61/96 and 1/98, TAN 12 - Design, TAN 18 - Transport, 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? Coal mining legacy issues are not significant in the determination of this planning application.

Cont'd.....



Application Number 14/0350/FULL Continued.

## CONSULTATION

Head Of Public Protection - Has no objection subject to standard contamination conditions being attached to any consent.

Dwr Cymru - Confirms that both foul water and surface water discharges shall be drained separately from the site and no surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system and land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system. It confirms a public sewer. It provides advice to be conveyed to the developer in respect of land drainage matters.

CCBC Housing Enabling Officer - No requirement for affordable housing.

Transportation Engineering Manager - No objection subject to conditions being attached to any consent in respect of access and parking provision and revised details of the proposed passing place along the lane to the north of the site, being submitted for consideration by the Local Planning Authority.

Conservation & Design Officer - Has no objection to the demolition of the building but requests the plaque on display at the entrance to the hospital be retained and incorporated into the new development to reflect the buildings historical significance. Also, the dwarf wall to the front boundary to be carefully removed to allow demolition access and rebuilt on a like for like basis to include railing tops. Conditions should also be attached to any consent requiring details of all external materials and finishes to be agreed with the Local Planning Authority.

Police Architectural Liaison Officer - Has no objection to the development but provides advice to be conveyed to the developer.

Countryside And Landscape Services - Has no objection to the development but requests conditions are attached to any consent in respect of biodiversity enhancements relating to bats and birds. A Bat advisory note is provided to be conveyed to the developer. The land on which the new bungalow (Dwelling 6) is to be erected has the potential to support reptiles due to the type of habitat present on site. In this instance a reptile survey will not be required due to the size of the site but on the basis that reptiles are present, a reptile mitigation statement is required, which may be addressed by attaching an appropriate condition to any consent.

Cont'd.....



Application Number 14/0350/FULL Continued.

### ADVERTISEMENT

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

Response: Six.

### Summary of observations:

- building has a historical interest to the local area
- overdevelopment
- does not follow building line of existing houses
- overshadowing and overbearing
- loss of heat to property as a result of overshadowing
- loss of enjoyment of garden as a result of overshadowing
- design - to include terraced houses will be at odds with the older part of The Terrace
- property 6 not in keeping with surrounding area
- highway considerations
- loss of light
- loss of privacy.

### 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 no objections to the development but provide advice to be conveyed to the developer.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No

The 'Scoping Survey for Bats' was undertaken by a competent ecologist (Merlin BioSurveys) at an appropriate time of year (August 2014), and the methodology and the findings of the survey report are considered satisfactory.

The Scoping Survey reports that the building provided a single opening suitable for void dwelling bats or birds and an area suitable for crevice dwelling bat species. However, there was no evidence to suggest that bats or birds are currently, or have in the past, used any part of the building. Therefore, Redwood Memorial Hospital is not a bat roost and so can be demolished.

Cont'd.....

Application Number 14/0350/FULL Continued.

However, there is no guarantee that bats will not adventitiously roost in the building prior to demolition, so care must be taken when removing the roof. If any bats are found, work must stop immediately and a licensed bat worker and the county ecologist must be informed. It may then be necessary to apply for a derogation license from Natural Resources Wales. A precautionary approach should be taken and in this respect a bat advisory note should be included with any permission.

Is this development Community Infrastructure Levy liable? The development is liable in respect of Community Infrastructure Levy but falls within the lower viability charging zone and as such Community Infrastructure Levy is not payable.

### ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this planning application are in terms of the compatibility of the proposed use with neighbouring land uses, amenity, highway considerations and design particularly given the site is located within the Rhymney Town Conservation Area. In this respect special attention has to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

The proposals include the entire demolition of the former hospital building together with its two outbuildings. The demolition of the buildings is subject to a separate conservation area application for demolition, reference 14/0351/CON.

The existing building was formerly known as the Redwood Memorial Hospital. It occupies a site area of 0.26 hectares. The hospital closed in December 2013. It is currently vacant, having been replaced in 2013 by a new hospital facility within Rhymney. The building lies within the Rhymney Town Conservation Area but is itself unlisted.

It represents an unlisted Victorian Cottage Hospital building, which is clearly identified as a 'Cottage Hospital' on the OS plan of 1920 for the first time.

One of the series of books that provide 'A Portrait of Rhymney' (vol 2) written by Marion Evans refers to this building as The Rhymney Cottage Hospital that was built in 1904 through efforts of the Rhymney Workman's' Medical Aid Fund. This was a voluntary organisation, funded initially by contributions of a penny in the pound deducted from workmen's wages. It was set up to provide for the medical needs and nursing requirements at a time when accidents and infectious diseases were very real day to day hazards at home and at work.'

Cont'd.....

Application Number 14/0350/FULL Continued.

There is currently a plaque on display to the right of the main entrance in appreciation of Dr. Redwood, who was its surgeon for 43 years. The hospital's name was changed to Redwood Memorial Hospital on his death in 1947. It is considered appropriate that the plaque be incorporated into the new development to reflect the building's historical significance within the Rhymney Town Conservation Area. This may be addressed by attaching an appropriate condition to any consent. It is also considered appropriate to retain the dwarf wall and railings along the front of the site, which form part of the character of this conservation area and in this respect it is considered appropriate to attach a condition to any consent requiring the walls to be carefully taken down where necessary to allow for demolition access and then carefully re-built on an exact like for like basis together with gate pillars.

The existing building is located in the Rhymney Town Conservation Area that was first designated 1975 by the former Rhymney Valley District Council and extended and re-designated in 2001 by Caerphilly County Borough Council and named 'Rhymney Town' Conservation Area. An Article 4 (2) Direction was also served by this Council on 14th May 2005 covering the whole of this new conservation area, which serves to remove some householders' permitted development rights.

The building has seen many adaptations, alterations and front extensions, however there is undoubtedly a firm historic association. It has been confirmed in both May last year and more recently with Cadw that the building was considered for listing as part of the Rhymney community survey during the national re-survey between 1998 - 2005 and was discounted. Cadw also considered it during the thematic survey of NHS hospitals that was carried out in the mid-1990s (due to local hospital closures, the purpose of the thematic survey was to give a definitive view to the NHS estates on which hospital buildings met the criteria so that they could plan ahead the future of their buildings). Cadw has concluded that it would have been rejected as having been altered too substantially to meet the criteria for listing. It has been subject to substantial change over the years, with a number of original features lost. There have been several extensions to the property including two large bay windows at the front and multiple ward extensions at the side and rear. These ad hoc extensions have been of varying design and built using differing materials. The existing roofscape is now piecemeal and haphazard. These combined alterations and extensions have detracted significantly from the appearance of the original building and have lost much of its architectural character and therefore there is no objection in principle to the demolition of all of these buildings provided that what replaces it, is sensitive and respects the character and appearance of the surrounding conservation area and its setting.

Cont'd.....

Application Number 14/0350/FULL Continued.

An objection has been received from the residents of the neighbouring property at No.10 The Terrace, located to the east of the site regarding the original scheme submitted, which proposed a semi-detached two-storey dwelling near the common boundary. They were concerned that the bulk of the development would result in loss of light and privacy and would be overshadowing and overbearing in terms of their property, given that the majority of windows in no. 10 serving habitable room windows are in the side elevation facing the development.

In terms of the character of no.10 The Terrace, the dwelling is not listed. The gabled roof property is two-storey, with two-storey, mono-pitched rear annex, and two flat roof extensions. It has no chimneys. The front of the dwelling includes a two-storey bay with multiple hipped roof projecting from the main roof. The garden comprises a concrete yard area to the side and rear with steps and paths leading to a two-tiered garden. The dwelling has a footprint of 22m in length. The southern facing side of the dwelling has 7 windows in the ground floor side elevation of which 5 windows will directly face the side elevation of the proposed development and the remaining 2 have an aspect looking towards the rear of the property. The internal layout of No.10 comprises 3 reception rooms, a kitchen and outhouse. The 5 windows directly facing the proposed development include: -

- A narrow obscure glazed window with clear top opening serving a lounge (2nd reception room) this lounge also benefits from a large window overlooking the side and rear garden.
- Two windows to a dining room/lounge (3rd reception room)
- Two windows to a kitchen, which also benefits from a third similar size window overlooking the rear garden.

At first floor level there are 3 windows of which 2 are directly facing the development comprising a bathroom window which is not obscured glazed but has curtain netting, and a bedroom window. The remaining bedroom window has an aspect looking out to the rear of the property. The orientation of the dwelling is southeast facing. Consequently, the side and rear of the property benefits from late afternoon and early evening sun.

In order to address the significantly overbearing impact upon the living conditions of the occupants of no.10 The Terrace, the developer has submitted amended plans. In this respect the bulk of the proposed semi-detached dwellings on plots 4 and 5 have been addressed by moving the semis forward by 2 metres so that they follow the building line of the existing villas, reducing the first floor of both dwellings on plot 4 and 5 back in line with no.10 The Terrace, lowering the rear extension (two-storey element) ridge on plots 4 and 5 by 600mm below the main ridge, removing the first floor of the rear extension and introducing a hip to the roof of the extended rear to plots 4 and 5 to lessen the bulk and shading onto no.10 the Terrace.

Cont'd.....

Application Number 14/0350/FULL Continued.

The developer has also submitted a sun study, which demonstrates the proposed amendments have addressed the adverse overshadowing impact of the original scheme. The neighbour has been consulted in respect of the amended plans and has verbally agreed the amendments are an improvement and will now leave the final decision regarding the proposed scheme to the Local Planning Authority. In this respect, it is considered the amended scheme is acceptable in terms of layout, scale and appearance and will not have an adverse impact upon the character or appearance of the surrounding area or upon the privacy or amenity of the residents of neighbouring properties.

Sufficient parking provisions and amenity space are provided and there is adequate separation distance between existing habitable room windows to safeguard privacy standards. Furthermore, it is considered that the development would not have an unacceptable effect on the visual or residential amenity of neighbouring properties.

However, in terms of the proposed external materials there is objection to the use of powder-coated white/cream uPVC windows and doors in the new build, as this is generally inappropriate within a Conservation Area, particularly where it is such an important gap site between a group of grade II listed buildings and Victorian Villas of some historical significance. Given the prominence of this site, materials to windows and doors on the front elevation particularly, should be a painted timber in a traditional sliding sash style, since it would be very difficult to achieve sufficiently thin glazing bars in a double glazed UPVC window. In addition the design and finish of the proposed 'metal composite' front doors, roof slate, pavements and rainwater goods should be submitted for approval by the Local Planning Authority prior to the commencement of works. Also, a sample of the proposed stonework indicated in the gable end of the proposed bungalow should be submitted for consideration to the Local Planning Authority. This aspect of the development may be addressed by attaching appropriate conditions to any consent.

Policy CW3 of the LDP considers highway implications and in this respect this Council's Group Manager (Transportation and Highways) has raised no objection to the development subject to conditions in respect of access and parking provision, drainage of surface water run-off and revised details of the proposed passing place along the lane to the north of the site.

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

Cont'd.....

Application Number 14/0350/FULL Continued.

Comments from public:

- building has a historical interest to the local area

The historical significance of the existing building has been discussed above.

- overdevelopment

The proposed development can be accommodated within the application site and provides adequate amenity space and off-street parking provision in respect of each dwelling.

- does not follow building line of existing houses

the proposed semi-detached dwellings do follow the building line of the existing pairs of semi-detached villas to the east of the site. The proposed terrace of dwellings adjacent to these are set back 2.3metres from this building line in order to accommodate the off-street parking requirements. It is also considered the step back in terms of the terrace adds to the visual interest of the streetscene and in terms of its connectivity with the dwelling to the west of the site.

- overshadowing and overbearing

The original plans submitted were considered unacceptable in terms of the overbearing and overshadowing impact the proposed semi-detached dwelling on plot 5 had upon the amenity of the residents of no.10 The Terrace. These issues have been discussed with the developer at long length and have resulted in the submission of amended plans, which address the issues raised, as discussed above.

- loss of heat to property as a result of overshadowing

As above, the scheme has been redesigned such that the bulk of the development has been reduced to the extent that there is no significant increase in any overshadowing of no.10 The Terrace, than currently exists.

- loss of amenity currently enjoyed in garden as a result of overshadowing

As discussed above.

- design - to include terraced house will be at odds with the older part of The Terrace

In terms of the rhythm of development, the proposed development has regard to the surrounding context and fits in well with the existing streetscene. The design of the semis on plots 4 and 5 aims to replicate the style and form of existing semis along The Terrace, whilst the proposed terrace of three cottages aims to replicate the Grade II listed terrace of cottages just to the west. In this respect and upon the advice of Officers of this Local Planning Authority, it is considered the proposed design is acceptable in planning terms.

Cont'd.....

Application Number 14.0350/FULL Continued.

- property 6 not in keeping with surrounding area.

Property six is a dormer bungalow. The constraints of the site in terms of the ground levels and the requirement to ensure privacy to surrounding existing properties and those proposed has to a large extent dictated the style of dwelling that may be accommodated on the site.

- highway considerations

This Council's Group Manager (Transportation Engineering Manager) has raised no objection to the development subject to conditions being attached to any consent referred to above.

- loss of light

Loss of light has been considered in terms of the any overshadowing and overbearing impact the development may have upon the residents of neighbouring properties. As discussed above, amended plans have been submitted which are considered satisfactory and address the original concerns raised.

- loss of privacy

It is not considered that the amended scheme submitted will result in the loss of privacy to residents of neighbouring properties.

Other material considerations: None.

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

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) 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.

Cont'd.....



Application Number 14/0350/FULL Continued.

- 03) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Redwood Memorial Hospital, 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).
- 04) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swift and Swallow) in the new properties at Redwood Memorial Hospital, 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).
- 05) The proposed means of access to dwellings 1-5 shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m x 25m. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.  
REASON: In the interests of highway safety.
- 06) The access to serve proposed dwellings 1-5 shall be no less than 4.1m wide, whilst the access to serve proposed dwelling 6 should be no less than 3.65m wide. Access of these dimensions shall be provided before the dwellings hereby approved are first occupied.  
REASON: In the interests of highway safety.
- 07) 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.
- 08) The proposed parking areas shall be completed in materials, details of which shall be submitted for consideration and approval in writing with the Local Planning Authority, to ensure loose stones or mud etc. are not carried on to the public highway.  
REASON: In the interests of highway safety.

Cont'd.....



Application Number 14/0350/FULL Continued.

- 09) No surface water run-off shall be discharged onto the highway.  
REASON: In the interests of highway safety.
- 10) Notwithstanding the submitted plans the development hereby approved shall not be occupied until revised details of the proposed passing place along the lane to the north of the site have been submitted to and approved in writing by the Local Planning Authority. The passing place shall thereafter be completed in accordance with the agreed details prior to beneficial occupation of the development.  
REASON: In the interests of highway safety.
- 11) Prior to the construction of all external surfaces of the development hereby approved details of proposed materials and finishes 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.
- 12) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the removal, storage and re-use of the natural stonework of the front boundary wall together with details of its reconstruction including new railing tops, gate pillars and the incorporation of a memorial plaque . The development shall only be carried out in accordance with the approved scheme.  
REASON: To preserve and enhance the character and appearance of the Conservation Area and its setting, which includes a row of listed buildings along The Terrace.
- 13) The existing hospital plaque shall be carefully removed and stored during demolition and construction works and incorporated into the rebuilt front boundary wall as a memorial plaque as indicated on the approved plan drawing no: R142-03A A1.  
REASON: In order to reflect the building's historical significance within the Rhymney Town Conservation Area.
- 14) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of public health.

Cont'd.....

Application Number 14/0350/FULL Continued.

- 15) 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.
- 16) 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.
- 17) 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.
- 18) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.  
The scheme shall include:  
(i) control of noise,  
(ii) control of dust, smell and other effluvia,  
(iii) control of surface water run off,  
(iv) site security arrangements including hoardings,  
(v) proposed method of piling for foundations,  
(vi) construction and demolition working hours,  
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.  
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.  
REASON: In the interests of the amenity of the area.

Cont'd.....

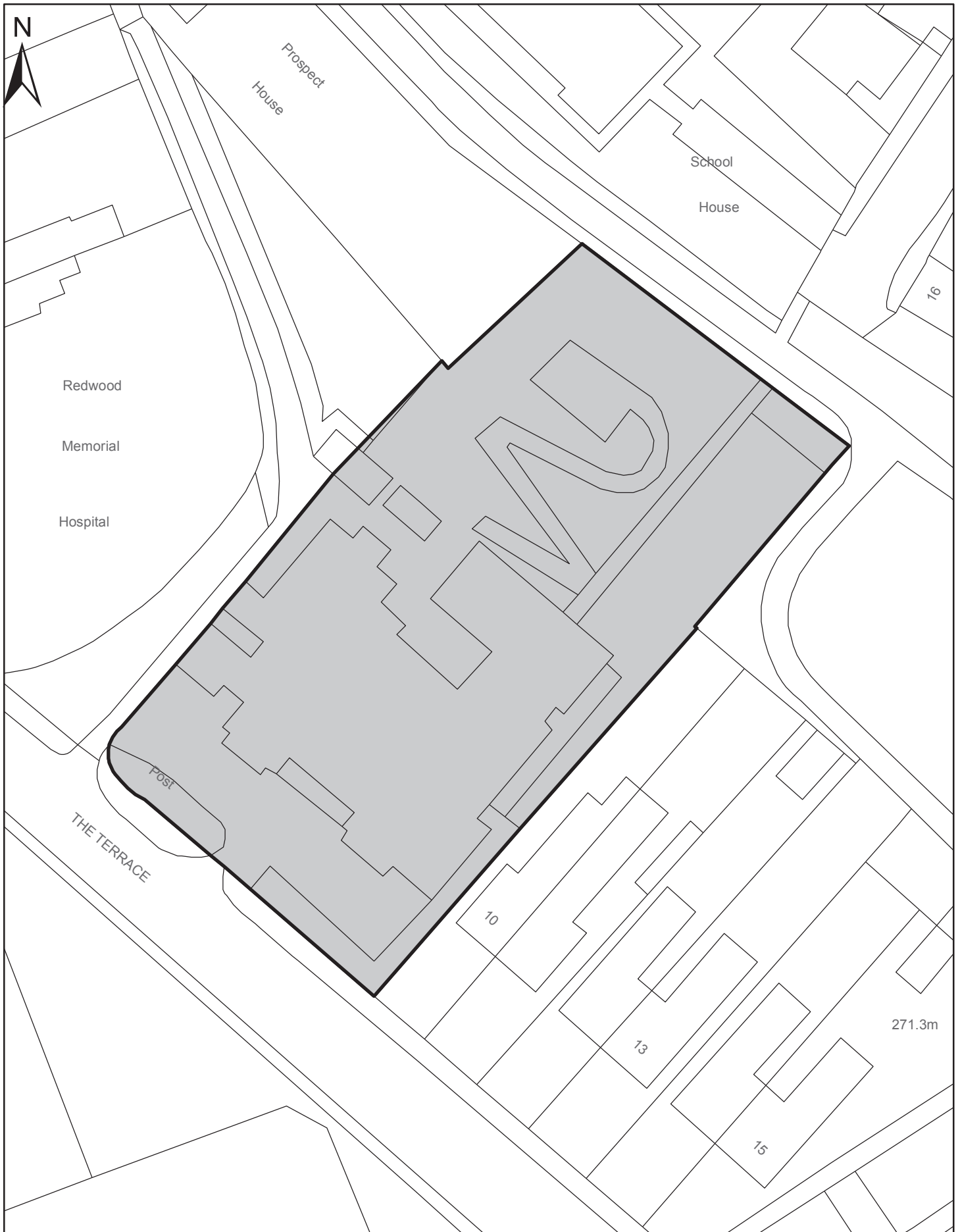
Application Number 14/0350/FULL Continued.

- 19) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: R142-00 A4, R142-03A A1, R142-04 A1, R142-05 A1, R142-06 A1, R142-07A A1, R142-08A A1, R142-09 A1 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(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.

The applicant is advised of the comments of this Council's Ecologist, Heddlu Gwent Police, Group Manager (Highway Planning), Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water.



# Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0351/CON 27.05.2014	Mr & Mrs Jones 26 Smithies Avenue Sully Vale Of Glamorgan CF64 5SS	Demolish existing hospital building plus associated outbuildings Redwood Memorial Hospital The Terrace Rhymney Tredegar NP22 5LY

**APPLICATION TYPE:** Conservation Area Consent

## SITE AND DEVELOPMENT

Location: Redwood Memorial Hospital, The Terrace, Rhymney. The site is located within a predominantly residential area within the settlement boundary and within the extended Rhymney Town Conservation Area designated on 5th October 2001. The site is a very prominent one; to its north is an important group of grade II listed early-mid C19 housing associated with the Rhymney Iron Company (i.e. 1-9, The Terrace, listed as buildings of special architectural and historic interest on 12th May 1975 and amended on 15th May 2001 as part of Cadw's Building Resurvey of Wales) and to the south the unlisted 3 blocks of semi-detached Victorian Villas. There are tennis courts surrounded by a low brick boundary wall with wrought-iron railings on the opposite side of the road. In close proximity to the site is a school and college, Rhymney Town Centre, sports facilities and Rhymney train station.

Site description: The existing now redundant unlisted building is the former Redwood Memorial Hospital. It occupies a site area of 0.26 hectares and is currently vacant. The applicant advises the property was purchased at auction in 2013 having been marketed for some considerable time prior to this without success. The original hospital, built in 1904 has been subject to substantial change over the years. There have been several extensions to the property including two large bay windows at the front and multiple hospital ward extensions at the side and rear. These ad hoc extensions are of varying designs and built using differing materials. Some have also resulted in large areas of flat roof. In aggregate, these alterations and extensions have detracted significantly from the appearance of the original building and removed much of its architectural character.

In planning terms the site represents a Brownfield site.

Cont'd.....

Application Number 14/0351/CON Continued.

Development: Conservation Area consent is required in respect of the demolition of the hospital building and associated buildings.

The development of the site for the construction of houses is subject of a separate planning application reference 14/0350/FULL reported elsewhere on this agenda.

Dimensions: 0.26 hectares comprising extended hospital building and two outbuildings.

Materials: The buildings to be demolished are a mix of stone and brick with slate and flat roofs.

### PLANNING HISTORY

14/0350/FULL - Demolish existing hospital building plus associated outbuildings and erect three two-storey terraced houses, two semi-detached houses and one dormer bungalow - Not yet determined.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within The Rhymney Town Conservation Area as identified by Policy HE4.2 of the LDP.

#### 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, CW5 - Protection of the Water Environment, , CW6 - Trees, Woodland and Hedgerow Protection, CW11 - Affordable Housing Obligation, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Developments.

#### NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, Chapter 4 - Planning for Sustainability, Chapter 6 - Conserving the Historic Environment Para 6.5.16, 6.5.17, 6.5.18, 6.5.23.

Cont'd.....

Application Number 14/0351/CON Continued.

Welsh Office Circular 61/96 and 1/98, TAN 12 - Design, TAN 18 - Transport, 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 application.

### CONSULTATION

Countryside And Landscape Services - The Scoping Survey reports that the building provided a single opening suitable for void dwelling bats or birds and an area suitable for crevice dwelling bat species. However, there was no evidence to suggest that bats or birds are currently, or have in the past, used any part of the building. Therefore, Redwood Memorial Hospital is not a bat roost and so can be demolished. A bat and bird advisory note will be attached to any consent. In addition the rear of the site has the potential to support reptiles due to the type of habitat present on site. In this instance a reptile survey will not be required due to the size of the site but on the basis that reptiles are present, a reptile mitigation statement is required, which may be addressed by attaching an appropriate condition to any consent.

Conservation & Design Officer - Has no objection to the demolition of the building but requests the plaque on display at the entrance to the hospital be retained and incorporated into the new development to reflect the buildings historical significance. Also, the dwarf wall to the front boundary to be carefully removed to allow demolition access and rebuilt on a like for like basis to include railing tops.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press and 6 neighbouring properties have been consulted.

Response: Four with three from the same person.

### Summary of observations:

- building has a historical interest to the local area

Cont'd.....

Application Number 14/0351/CON Continued.

### SECTION 17 CRIME AND DISORDER ACT

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

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

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The 'Scoping Survey for Bats' was undertaken by a competent ecologist (Merlin BioSurveys) at an appropriate time of year (August 2014), and the methodology and the findings of the survey report are considered satisfactory.

The Scoping Survey reports that the building provided a single opening suitable for void dwelling bats or birds and an area suitable for crevice dwelling bat species. However, there was no evidence to suggest that bats or birds are currently, or have in the past, used any part of the building. Therefore, Redwood Memorial Hospital is not a bat roost and so can be demolished.

### ANALYSIS

Policies: The proposals include the entire demolition of the entire former hospital building together with its two outbuildings. The residential redevelopment of the site is subject to a separate full planning application, reference 14/0350/FULL.

The existing building was formerly known as the Redwood Memorial Hospital. It occupies a site area of 0.26 hectares. The hospital closed in December 2013. The building lies within the Rhymney Town Conservation Area but is itself unlisted.

It represents an unlisted Victorian Cottage Hospital building, which is clearly identified as a 'Cottage Hospital' on the OS plan of 1920 for the first time. As such the scale of demolition works proposed can be looked at in the context of the wording of Planning Policy Wales.

One of the series of books that provide 'A Portrait of Rhymney' (vol 2) written by Marion Evans refers to this building as The Rhymney Cottage Hospital that was built in 1904 through efforts of the Rhymney Workmans' Medical Aid Fund. This was a voluntary organisation, funded initially by contributions of a penny in the pound deducted from workmen's wages. It was set up to provide for the medical needs and nursing requirements at a time when accidents and infectious diseases were very real day to day hazards at home and at work.

Cont'd.....



Application Number 14/0351/CON Continued.

There is currently a plaque on display to the right of the main entrance in appreciation of Dr. Redwood, who was its surgeon for 43 years. The hospital's name was changed to Redwood Memorial Hospital on his death in 1947. It is considered appropriate that the plaque be incorporated into the new development to reflect the building's historical significance within the Rhymney Town Conservation Area. This may be addressed by attaching an appropriate condition to any consent in respect of the residential development of the site. It is also considered appropriate to retain the dwarf wall and railings along the front of the site, which form part of the character of this conservation area and in this respect it is considered appropriate to attach a condition to any consent requiring the walls to be carefully taken down where necessary to allow for demolition access and then carefully re-built on an exact like for like basis together with gate pillars.

The existing building is located in the Rhymney Town Conservation Area that was first designated in 1975 by the former Rhymney Valley District Council and extended and re-designated in 2001 by Caerphilly County Borough Council and named 'Rhymney Town' Conservation Area. An Article 4 (2) Direction was also served by this Council on 14th May 2005 covering the whole of this new conservation area, which serves to remove some householders' permitted development rights.

The building has seen many adaptations, alterations and front extensions, however there is undoubtedly a firm historic association. It has been confirmed in both May last year and more recently with Cadw that the building was considered for listing as part of the Rhymney community survey during the national re-survey between 1998 - 2005 and was discounted. Cadw also considered it during the thematic survey of NHS hospitals that was carried out in the mid-1990s (due to local hospital closures, the purpose of the thematic survey was to give a definitive view to the NHS estates on which hospital buildings met the criteria so that they could plan ahead the future of their buildings). Cadw has concluded that it would have been rejected as having been altered too substantially to meet the criteria for listing. It has been subject to substantial change over the years, with a number of original features lost. There have been several extensions to the property including two large bay windows at the front and multiple ward extensions at the side and rear. These ad hoc extensions have been of varying design and built using differing materials. The existing roofscape is now piecemeal and haphazard. These combined alterations and extensions have detracted significantly from the appearance of the original building and have lost much of its architectural character and therefore there is no objection in principle to the demolition of all of these buildings provided that what replaces it, is sensitive and respects the character and appearance of the surrounding conservation area and its setting.

Comments from consultees: There is no objection forthcoming from this Council's Conservation Officer.

Cont'd.....

Application Number 14/0351/CON Continued.

Comments from public: See above.

Other material considerations: None.

In conclusion it is considered that conservation area consent be granted in respect the demolition of the Redwood Memorial Hospital as identified in this application.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The works hereby permitted shall be begun before the expiry of five years from the date of this permission.  
REASON: To comply with the provisions of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 02) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.  
The scheme shall include:
  - (i) control of noise,
  - (ii) control of dust, smell and other effluvia,
  - (iii) control of surface water run off,
  - (iv) site security arrangements including hoardings,
  - (v) proposed method of piling for foundations,
  - (vi) construction and demolition working hours,
  - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.  
REASON: In the interests of the amenity of the area.
- 03) 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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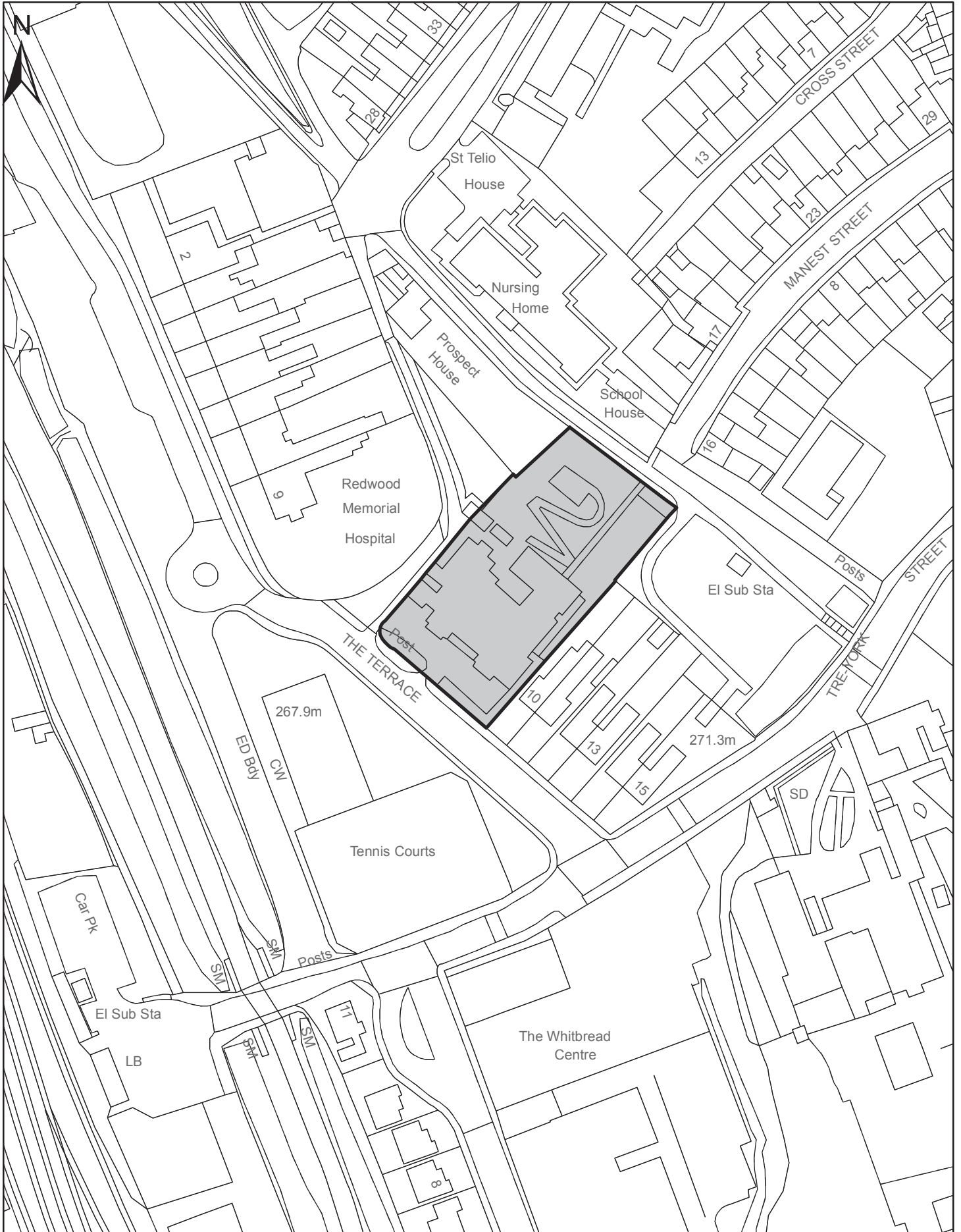
Application Number 14/0351/CON Continued.

- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the removal, storage and re-use of the natural stonework of the front boundary wall together with details of its reconstruction including new railing tops, gate pillars and the incorporation of a memorial plaque. The development shall only be carried out in accordance with the approved scheme.  
REASON: To preserve and enhance the character and appearance of the Conservation Area and its setting, which includes a row of listed buildings along The Terrace.
- 05) The existing hospital plaque shall be carefully removed and stored during demolition and construction works and incorporated into the rebuilt front boundary wall as a memorial plaque as indicated on the approved plan drawing no: R142-03A A1.  
REASON: In order to reflect the building's historical significance within the Rhymney Town Conservation Area.

Advisory Note(s)

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

The applicant is advised of the comments of this Council's Ecologist.



# Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0704/FULL 22.10.2014	Mr R Davies Bedwyn Farm Cefn-Rhychdir Road Phillipstown New Tredegar NP24 6BT	Erect a single wind turbine of max 86.5m to tip, along with associated infrastructure including an access track and electrical housing Bedwyn Farm Cefn-Rhychdir Road Phillipstown New Tredegar NP24 6BT

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: Bedwyn Farm, Cefn-Rhychdir Road, Phillipstown, New Tredegar. The proposed site location is on land at Bedwyn Farm centred on National Grid Reference SO 15089 04452 at an elevation of 427m AOD (Above Ordnance Datum) and approximately 1.5km north east of the centre of New Tredegar. Abertysswg lies some 2.1km to the northwest and Hollybush approximately 1.7km to the southeast. The A4048 Blackwood to Tredegar road is located to the east of the site and the A4049 Ystrad Mynach to Rhymney road is located to the west of the site. The site is relatively isolated, in an upland farming landscape, with the nearest non-involved residents situated approximately 452m west at Derlwyn. Within close proximity (1km) of the proposed development, there is also a scattering of other residential properties, including Mount Pleasant, approximately 975m to the north west; Pen-Yr-Heol, approximately 950m to the south-east; Cefnrhychdir, approximately 950m to the south-west; and Dafalog, approximately 575m to the south-west, with much of the immediate area being comprised of agricultural farm land and common land, intersected by minor road between Tredegar and Markham. Another operational wind turbine (87m high to the tip) is located at the adjacent Penrhiwgwaith Farm, 500m to the southeast. A 77m high wind turbine has recently been constructed at Gelli-wen Farm some 1.5km to the south. There are 19 wind energy schemes within 12km of the application site, some of which are now operational, whilst some energy schemes are consented and others are in the planning process.

Site description: The proposed site for the turbine is in a field parcel on agricultural land. The Cwmsyfiog Woodland, North of New Tredegar Site of Interest for Nature Conservation, (SINC) as identified by Policy NH3.13 of the Caerphilly County Borough Council Local Development Plan (LDP) is situated to the eastern boundary of the site. Vehicular access to the site will be via an existing farm track.

Cont'd.....

Application Number 14/0704/FULL Continued.

Development: Full planning permission is sought in respect of the erection of a single wind turbine of maximum height of 86.5metres to the tip, with a three bladed rotor design along with associated infrastructure including access track and electrical housing. The current proposed wind turbine model is an Enercon E53 800kW however due to industry and regulatory fluctuations, the applicant has indicated that this product choice may change. The turbine output will also be curtailed from 800kW to 500kW. Supplementary planning elements include: a permanent switch gear housing unit (5m x 3m), temporary access track, underground cabling, and temporary crane hard standing area (30m x 20m). The site has a variable wind speed, as calculated by Virtual Met Mast (VMM) data; Cleanenergy predict the turbine will generate 2,138,222kWh per year. The development will be carried out over a period of 6 months with the construction phase lasting approximately 2 months.

The grid connection from the turbine to the existing electricity lines will be via underground and will not impact or change any of the grazing rights currently enjoyed by the community on common land. The development will be accessed through an existing entrance and reinforce an old track which is already in place.

The operation life span of the turbine is 25 years, after which time the turbine will be decommissioned. This site will be reinstated to its former state or to a condition agreed with the Local Planning Authority.

The application has been supported by a Design and Access Statement, Landscape and Visual Impact Assessment , a Historical Visual Impact Assessment and Geophysical Survey, a Noise Assessment , Preliminary Ecological survey, Shadow Flicker Assessment, Transport Management Plan and an Ecology and Waxcap survey.

The applicant has submitted a Public Consultation Report in respect of a Single Wind Turbine on land at Bedlwyn Farm, Phillipstown, New Tredegar, confirming a pre-application consultation as part of the planning application. A public meeting was held at Phillipstown Community Centre on the 10th October 2014 at 4pm - 7pm.to provide members of the community with information about the proposed turbine, to measure support and opposition and to hear local community's suggestions on how the proposal could be improved. It is understood that some 20 people attended.

Cont'd.....



Application Number 14/0704/FULL Continued.

Dimensions: A single three-bladed wind turbine with a 60m hub, 53m blade diameter and blade tip height of 86.5m. The total site area amounts to 0.4372 hectares, the vast majority of which will be reinstated after construction leaving the turbine and sub-station. The operational turbine will occupy an area of 7m x 7m with an adjacent switch gear housing unit approximately 3m x 5m. An 11kV electrical supply and connections will be installed on site to facilitate the export of excess generated electricity to the grid. A temporary crane hard standing area measuring 30m x 20m will be required for the tower, nacelle, generator and blade installation, which will be reinstated once the turbine is fully installed.

Materials: The proposed wind turbine will be an off-white colour in order to blend with the colour of the sky which represents the background to the proposed wind turbine in most close distance views. The transformer, switch gear and import/export meter required to connect the turbine to the national grid, and to monitor operation, will be contained within a small weatherproof housing unit that will be positioned adjacent to the tower. The waterproof housing unit will be composed of steel, GRP or stonework materials, with the cladding coloured dark green of stonework.

The electrical connection to the national grid is associated with a separate application, undertaken by the local network operator (in this case Western Power Distribution, WPD). Underground cabling will be used where practical. However, upon request the applicant has submitted details of the cable route.

Ancillary development, e.g. parking: Not applicable.

## PLANNING HISTORY

No previous planning history.

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: No land use allocation - open countryside, but a Site of Importance for Nature Conservation (NH3.13) lies to the east.

### Policies:

Strategic Policies

are Policies SP1 - Development Strategy- Development in the Heads of the Valleys Regeneration Area, SP5 - Settlement Boundaries, SP8 - Minerals Safeguarding, SP10 - Conservation and Natural Heritage,

Cont'd.....

Application Number 14/0704/FULL Continued.

#### Countywide Policies

CW4 - Natural Heritage Protection, CW3 -Design Considerations - Highways, CW4 - Natural Heritage Protection, CW15 - General locational constraints, CW22 - Locational Constraints - Minerals, of the LDP.

#### NATIONAL POLICY

National planning guidance contained in Technical Advice Note 8: Planning for Renewable energy, July 2005 together with Planning Policy Wales 7th Edition July 2014.

#### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY Not an issue in respect of this application.

#### CONSULTATION

Transportation Engineering Manager - No objection subject to conditions being attached to any consent requiring a revised Traffic Management Plan (TMP). The TMP shall indicate full consultation and approval with neighbouring authorities, which the loads pass through, and consultation and approval with the Welsh Government. The TMP shall provide evidence that the necessary permits have been given by the South Wales Police Liaison Transport Officer who co-ordinates the safe passage of abnormal vehicles and shall also include full details of the hauliers indemnity insurance for approval. Any highway improvements required to the highway network shall also be provided for approval by the Local Planning Authority and be completed prior to delivery of the loads. The development shall proceed in accordance with the TMP following approval in writing by the Local Planning Authority. The proposed temporary access track from Mountain Road to the application site shall be laid out and constructed in accordance with the submitted drawing before any components of the turbine are delivered on abnormal loads.

Head Of Public Protection - Have no objection but request conditions are attached to any consent in respect of noise levels, shadow flicker, keeping of records in respect of power generation, wind speed and direction data, restricting hours of work relating to construction, restricting the overall height of the wind turbine, and notification of any changes to the model of turbine installed from that approved.

Cont'd.....



Application Number 14/0704/FULL Continued.

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.

Rights Of Way Officer - Restricted Byway 16 and Footpath 15 in the Community of Bedwellty cross the site and must be protected. The developer is advised to contact the Council's Rights of Way department prior to the commencement of works on site.

Strategic & Development Plans - The proposal for the wind turbine is considered acceptable in principle subject to clarification regarding access to mineral resources and potential sterilisation of the land, the impact of development on the natural heritage, the SINC and any mitigation required, and that the cumulative impact of wind turbines within the area is acceptable in landscape terms.

Police Architectural Liaison Officer - The Gwent Police Designing Out Crime Unit have no objections to this application but ask that the following recommendations are considered:

1. The associated substation be protected by powder coated weldmesh security fencing. A lockable gate of the same construction should be fitted and designed not to act as a climbing aid.
2. Any doors providing access to building associated with the turbine should meet appropriate security standards.
3. Signage to provide warning to the public of any site dangers.

National Air Traffic Services - The proposed development has been examined from a technical safeguarding aspect and does not conflict with their safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Ministry Of Defence - No objection to the proposals but request that they be notified of the date construction starts and ends and the maximum height of the construction equipment, and the latitude and longitude of every turbine. This information is vital, as it will be plotted on flying charts to make sure that military aircraft avoid this area. They provide advice, which may be conveyed, to the developer.

Dwr Cymru - No comments.

Cont'd.....

Application Number 14/0704/FULL Continued.

Natural Resources Wales - Does not object to the development but comment that it is important that cumulative impacts are fully assessed in terms of landscape and visual impact. In terms of biodiversity they recommend that the various mitigation proposals outlined within the ecology assessment of grassland fungi are followed and recommend consultation with the Local Authority Ecologist regarding the development. It provides advice, which may be conveyed, to the developer.

Glam/Gwent Archaeological Trust - Confirms the archaeological assessment, meets current standards, and has considered the likely impact of the proposal on the physical archaeological resource and also the visual impact on the archaeological and built heritage within a study area guided by the results of the zone of theoretical visibility. This has included assessing the known use of upland areas for pre-historic burials, and medieval use of transhumance and later farming and settlement. The detailed analysis of the work also includes site visits to determine the visual impact from viewpoints in the locale. It concludes that the impact would vary between negligible - negative/minor to negative/moderate. The Historic Environment Record data is included in the report and there are no further known sites of archaeological interest that is likely to be affected by the work. It is their conclusion that the proposed development does not require any further archaeological mitigation; the record is not definitive, however, and whilst they have no objection on archaeological grounds, previously unknown sites may be disturbed during the course of the work, in which case the developer is advised to contact the Trust.

Trunk Road Manager - Details of the complete route should be provided from port to site with track plots of all key trunk road junctions. In particular more evidence should be included in the TMP regarding passage of all components through the Dowlais Top/Rhymney dumbell roundabout junctions in the presence of existing street furniture. Notwithstanding the above, prior to movement, the necessary abnormal loads notification should be adhered to and undertaken at a time, that does not impact upon the freeflow of traffic. They advise the applicant that should the police deem it necessary to stop traffic, that a TTRO will be required.

South Wales Trunk Road Agency - Details of the complete route should be provided from port to site with track plots of all key trunk road junctions. In particular more evidence should be included in the TMP regarding passage of all components through the Dowlais Top/Rhymney dumbell roundabout junctions in the presence of existing street furniture. Notwithstanding the above, prior to movement, the necessary abnormal loads notification should be adhered to and undertaken at a time which does not impact upon the free flow of traffic. The applicant is advised that should the police deem it necessary to stop traffic, that a TTRO will be required.

Cont'd.....

Application Number 14/0704/FULL Continued

OFCOM - Provide a Fixed Link Report for Windfarm Co-ordination Area to be conveyed to the developer.

Minerals Officer - The development should be judged against policy CW22 B in terms of mineral safeguarding. There are no permissions for mineral extraction near the site and no interest has been shown in mineral working in the vicinity. The proposed development would not, therefore, conflict with CW22 B in the adopted LDP.

Senior Arboricultural Officer (Trees) - No objections.

Countryside And Landscape Services - Requests conditions are attached to any consent in relation to the provision of details of the position and extent of the cable route together with a working methodology to excavate and lay the cable, details of the position and footprint of the works associated with the access route on Mynydd Bewellte Common together with a working methodology to minimise disturbance of semi-improved grassland habitat, details for the means of protection of any retained trees that lie within 5 metres of the working area associated with the cable route. A condition is also requested preventing site/vegetation clearance from being carried out during the bird breeding season and the submission of a detailed reptile mitigation strategy.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 7 neighbouring properties have been consulted.

Response: Six, letters of objections have been received.

### Summary of observations:

- objects because the wind turbine will be "a monstrosity of an eye sore for the people of Phillipstown",
- noise nuisance,
- detrimental to people with epilepsy,
- questions the wealth of farmers and suggests the applicants do not need this additional income

### SECTION 17 CRIME AND DISORDER ACT

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

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

Cont'd.....

Application Number 14/0704/FULL Continued.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The Welsh Government in its guidance is committed to delivering sustainable development in Wales, this includes the sustainable use of resources (Para 4.1.5) and ensuring Wales uses only its fair share of the Earth's resources. PPW recognises that an adequate and efficient supply of infrastructure, including electricity is crucial for the "economic, social and environmental sustainability of Wales." Wind turbines contribute to this agenda, as such the sustainability aspect of the proposal accords with PPW. The proposal also assists the Welsh Government's renewable energy target, which is currently 7TWh by 2020, including 800MW from on shore wind sources. Similarly Technical Advice Note 8 Planning for Renewable Energy (TAN 8) recognises that in order to try and meet the renewable targets set by the Welsh Government "on-shore wind power offers the greatest potential for an increase in the generation of electricity from renewable energy in the short to long term" (Para 2.2).

### LANDSCAPE AND VISUAL IMPACTS ASSESSMENT.

Objections have been raised regarding the siting of the turbine and its adverse impact upon visual amenity.

The application was supported by a Landscape and Visual Impact assessment (LVIA) and this has been considered by the Council's Landscape Architect . A study area within 8km of the site and a cumulative study area of 12km were used to assess the impact of the turbine. The impact on the landscape during construction will be temporary and therefore negligible.

The landscape character has been assessed as being medium sensitivity. Having considered the impact on Mynydd Bedwellte, Gelligaer Common nearby Special Landscape area and the Brecon Beacons National Park, it is concluded that the impact would not be so significant as to justify a refusal of the proposal.

Cont'd.....

Application Number 14/0704/FULL Continued.

Impacts on neighbouring settlements, isolated farmsteads, public right of way and other highways would also be acceptable.

In 2013 the Heads of the Valleys Authorities in conjunction with the South Wales Landscape Liaison Group commissioned Gillespies (Landscape Consultants) to undertake a Landscape Sensitivity and Capacity Study in relation to the potential for Landscape and Visual Impacts of wind energy development within a study area defined by the Heads of the Valleys Authorities. The study area included this site and most of the application study area north of Blackwood. Caerphilly CBC has subsequently commissioned Gillespies to undertake a similar study covering the remainder of the county borough. A public consultation exercise has recently been completed on the Heads of the Valleys Study and the results should be available shortly. The Caerphilly study is scheduled to go out to consultation in the spring.

The site of the proposed turbine falls within Landscape Unit 16 - River Rhymney Valley, Rhymney to Bargoed and is immediately adjacent to Landscape Unit 10 Mynydd Bedwellte and associated upland. Both of these landscape units are assessed as having a "High" sensitivity to proposals for single wind turbines with a height to blade tip of greater than 80 meters.

Whilst the location of the proposed turbine is well sited to minimise the potential visual impact upon settlements on the valley floor, the potential impact upon the visual amenity of residents in Phillipstown is considered significant, the proposed turbine will be seen as prominent vertical feature within a relatively small-scale agricultural landscape. Views of the blade tips of the Penrhiwgwaith turbine and the upper part of the tower and blades of the Gelliwen turbine are also currently possible from parts of the settlement. However the Phillipstown Tip remains the dominant feature within eastward views from the settlement and the presence of the proposed turbine by itself or cumulatively with the Penrhiwgwaith and Gelliwen turbines will not lead to an unacceptable loss of landscape character or visual amenity.

Potential views of the proposed turbine in conjunction with the Penrhiwgwaith and Gelliwen are minimal from Brithdir and where possible from Bargoed or Aberbargoed or the local transport routes on the valley floor are influenced by landform and distance. The proposed presence of the proposed turbine alone or in conjunction with the Penrhiwgwaith and Gelliwen turbines will not lead to a significant change in landscape character or visual amenity.

Cont'd.....

Application Number 14/0704/FULL Continued.

The proposed turbine will be a co-dominant feature in views from the minor road and the open access / common land immediately adjacent to the site. However this dominant effect will be quickly dissipated by the alignment of the road and the variable landform of the upland plateau. Whilst the individual impact of the proposed turbine and the cumulative impact of with other turbines is significant, it would not be such as to warrant the refusal of the application.

In views from more distant parts of Mynydd Bedwellte/Coed Moeth, Markham and Heol y Bedw-hiron (between St Sannans Church and Markham), the proposed turbine will be noticeable as an additional prominent vertical feature which will often be seen in views with the operational turbines at Penrhiwgwaith, Gelliwen, Penyfan Ganol farm and Oakdale . Similarly in westward views from the Manmoel ridge the proposed turbine will be seen with the Penrhiwgwaith and Gelliwen turbine.

In distant views the proposed turbine will be seen as in conjunction with the Penrhiwgwaith and Gelliwen turbine as a small cluster of turbines, and that similar clusters of operational, consented or in planning turbines already exist.

#### NOISE IMPACTS

An objection has been raised in respect of noise nuisance. As part of the submission with this application a noise assessment was provided in accordance with ETSU-R97 for the Assessment and Rating of Wind Turbine Noise (a document produced on behalf of the former Department of Trade and Industry). The information submitted has been assessed in accordance with the above guidance and having regard for local noise conditions and accepted noise levels set out within the guidance. An assessment of the potential cumulative noise impacts associated with two existing wind turbine developments at Penrhiwgwaith Farm and Gelliwen Farm has also been undertaken. This submission has been assessed by the Council's Head of Public Protection and it is considered that the predicted noise levels from the proposed turbine are within accepted levels. Whilst there are many variables that can affect turbine noise it is considered that the submission was carried out in accordance with the relevant guidance and as such its findings are a relevant material planning consideration. Conditions would also be attached to any consent granted controlling the levels of noise that can be produced by the turbine and requiring it to be modified, limited or shut down in order to comply with the guidance.

With respect to noise from construction and decommissioning activities it is considered that given the small scale of the project and short period of construction and decommissioning activities (estimated to be 3 months), noisy activities are unlikely for prolonged periods. The adoption of standard construction working practices and hours of working would ensure that these temporary phases would not give rise to adverse disturbance.

Cont'd.....

Application Number 14/0704/FULL Continued.

#### HIGHWAYS/TRANSPORTATION IMPACTS

A Traffic Management Plan (TMP) and associated drawings were submitted with the application and the Transportation Engineering Manager has assessed these. The TMP sets out the types of vehicles to be used for the transportation of the equipment to and from the site, the number of vehicles to be used, the route to be taken and the frequency of deliveries etc. Swept path plans submitted with the TMP also show that the lanes accessing the site can adequately accommodate the vehicles to be used subject to the use of local traffic orders in liaison with the Local Highway Authority and the Police. It should also be noted that as the delivery of the equipment would involve abnormal indivisible loads (AIL), the consent of the Welsh Government Transport Division would be required in addition to any consent from the Local Highway Authority in relation to the use of the Trunk Highway Network. In terms of a trial run to assess the physical impacts of the transportation of the turbine components on the highway network within the County Borough, the entire length of the proposed AIL route has recently been used during the construction of the nearby Penrhiwgwaith Farm Turbine. Both the proposed and constructed turbines are identical and therefore a further trial run was not considered necessary.

The Transportation Engineering Manager has no objection to the development subject to conditions being attached to any consent requiring a revised Traffic Management Plan (TMP).

The applicant will be required to promote a Temporary Traffic Regulation Order prior to the delivery of any turbine components of abnormal loads to allow the safe passage of vehicles.

#### SHADOW FLICKER

An objection has been raised that the flicker from the wind turbine will adversely affect a resident who suffers from epilepsy. The application has been supported by a Shadow Flicker Assessment, which has considered this issue. In general terms concerns have been expressed that the stroboscopic effects of shadow flicker may induce epilepsy or similar symptoms.

Given the turbine will have three blades, the frequency at which a blade will pass a particular point will be of the order of between 36 and 84 times a minute which equates to between 0.6 and 1.4 flashes per second (hertz). This is substantially less than the 2.5 and 3 Hz frequency range generally thought to induce photosensitive epilepsy. As a result the issue of photosensitive epilepsy is not considered further in the assessment because there are no predicted adverse health affects.

Cont'd.....



Application Number 14/0704/FULL Continued.

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: See above. In addition to the issues discussed above, one of the objections raised refers to the need of the farmer/landowner to carry out such development when he/she is financially well off. However, the financial situation of the applicant in relation to the submitted application is not a planning matter.

Other material considerations: In conclusion it is considered that the proposed wind turbine would be acceptable in planning terms. The landscape and ecological impact of the development would not justify refusal of the application having regard for the absence of any national or local protection designation on the application site. The noise and highway implications of the development have been carefully considered and are felt to be within acceptable limits as set out in guidance and evidenced in the details submitted with the application. All other matters have been considered and there are no grounds which would warrant refusal of the application.

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 works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 03) The level of noise from the wind turbine (hereby approved) measured at the nearest noise sensitive properties shall not exceed 35dB(A) (LA90, 10 mins) up to wind speeds of 10m/s at 10m height when calculated in accordance with the attached Guidance Notes, or such other guidance as may be agreed in writing by the Local Planning Authority.  
REASON: In the interest of the amenity of noise sensitive properties.

Cont'd.....

Application Number 14/0704/FULL Continued.

- 04) Within 21 days from the receipt of a written request from the Local Planning Authority and following a noise complaint to the Local Planning Authority from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind turbine operator shall, at the operator's expense, engage an independent consultant approved by the Local Planning Authority to assess the level of noise emissions from the wind turbines at the complainant's property following the procedures described in the attached Guidance Notes or such other guidance as may be agreed in writing by the Local Planning Authority. The independent consultant's assessment and conclusions regarding the said noise complaint, including all calculations, audio recordings and the raw data upon which those assessments and conclusions are based, shall be submitted for the approval of the Local Planning Authority within 2 months of the date of the written request, unless otherwise extended in writing by the Local Planning Authority. The assessment recommendations as may be approved in writing by the Local Planning Authority shall be implemented and carried out within a set timescale agreed in writing by the Local Planning Authority.  
REASON: In the interest of the amenity of noise sensitive properties.
- 05) During the course of the investigation required by condition 04), should the wind turbine or turbines be identified as operating above the parameters specified in condition 03) above the wind turbine will be modified, limited or shut down as required to ensure compliance with this condition. These measures shall be applied until such time as maintenance or repair is undertaken sufficient to reduce the absolute noise level of the operating turbines to within the parameters specified.  
REASON: In the interest of the amenity of noise sensitive properties.
- 06) Following the commission of the wind turbine hereby approved, the power generation, the wind speed and direction data, shall be continuously logged in accordance with a method that shall have been agreed in writing by the Local Planning Authority and such data shall be retained for a period of not less than 24 months and it shall be provided to the Local Planning Authority at its written request within 14 days of such request.  
REASON: To monitor the wind turbine use and provide information to the Local Planning Authority to retain effective control.
- 07) Deliveries and construction works associated with the wind turbine hereby approved shall not take place outside the hours of 07.00 and 19.00 Mondays to Fridays, 09.00 and 16.00 Saturdays and not at all on Sundays and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.  
REASON: In the interest of residential amenity.

Cont'd.....

Application Number 14/0704FULL Continued.

- 08) Prior to the commissioning of the wind turbine hereby approved they shall have been fitted with a control system that automatically shuts down the turbines during times when shadow flicker occurs, in accordance with a scheme of control that shall have been agreed in writing with the Local Planning Authority and the turbines shall be operated in accordance with the agreed scheme unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To control flicker in the interest of amenity of near by flicker sensitive properties.
- 09) Notwithstanding the submitted details the development shall not commence until after a revised Traffic Management Plan (TMP) has been submitted to and agreed in writing by the Local Planning Authority (LPA). The TMP shall indicate full consultation and approval with neighbouring Authorities which the loads pass through and consultation and approval with the Welsh Government. The TMP shall provide evidence that the necessary permits have been given by the South Wales Police Liaison Transport Officer who co-ordinates the safe passage of abnormal vehicles and shall also include full details of the hauliers indemnity insurance for approval. Any highway improvements required to the highway network shall also be provided for approval by the Local Planning Authority and be completed prior to delivery of the loads. The development shall proceed in accordance with the TMP following approval in writing by the Local Planning Authority..  
REASON: In the interests of highway safety.
- 10) The proposed temporary access track from Mountain Road to the application site shall be laid out and constructed in accordance with drawing number CE3296-OP3589-Track Profile-C-01 before any components of the turbine are delivered on abnormal loads.  
REASON: In the interests of highway safety.
- 11) The wind turbine, tower and ancillary equipment shall be removed from the site and the land restored to its former condition upon cessation of the use of the turbine in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cessation of the use shall be defined as the wind turbine becoming inoperative for a continuous period of six months.  
REASON: In the interests of visual amenity.

Cont'd.....

Application Number 14/0704/FULL Continued.

- 12) Prior to the commencement of works on site, details of the position and extent of the cable route together with a working methodology to excavate and lay the cable in the vicinity of target note 4 of Figure 1 of the Grid Connection Ecology and Waxcap Survey dated November 2014, shall be submitted for the agreement of the Local Planning Authority. The agreed measures shall be strictly complied with.  
REASON: To minimise impact on species rich habitats.
- 13) Prior to the commencement of works on site, details of the position and footprint of the works associated with the access route on Mynydd Bewellte Common together with a working methodology to minimise disturbance of semi-improved grassland habitat, shall be submitted for the agreement of the Local Planning Authority. The agreed measures shall be carried out in accordance with the agreed details.  
REASON: to minimise impact on protected habitats and species.
- 14) Prior to the commencement of works on site, the applicant shall submit details of the means of protection of any retained trees that lie within 5 m of the working area associated with the cable route for Local Planning Authority approval. The works shall be carried out in accordance with the agreed details.  
REASON: In the interests of visual amenity.
- 15) 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.
- 16) No development or site or vegetation clearance shall take place until a detailed methodology for capture and translocation of reptiles on site including details of any proposed remedial measures has been submitted to and agreed in writing with the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.  
REASON: To ensure that reptiles are protected.

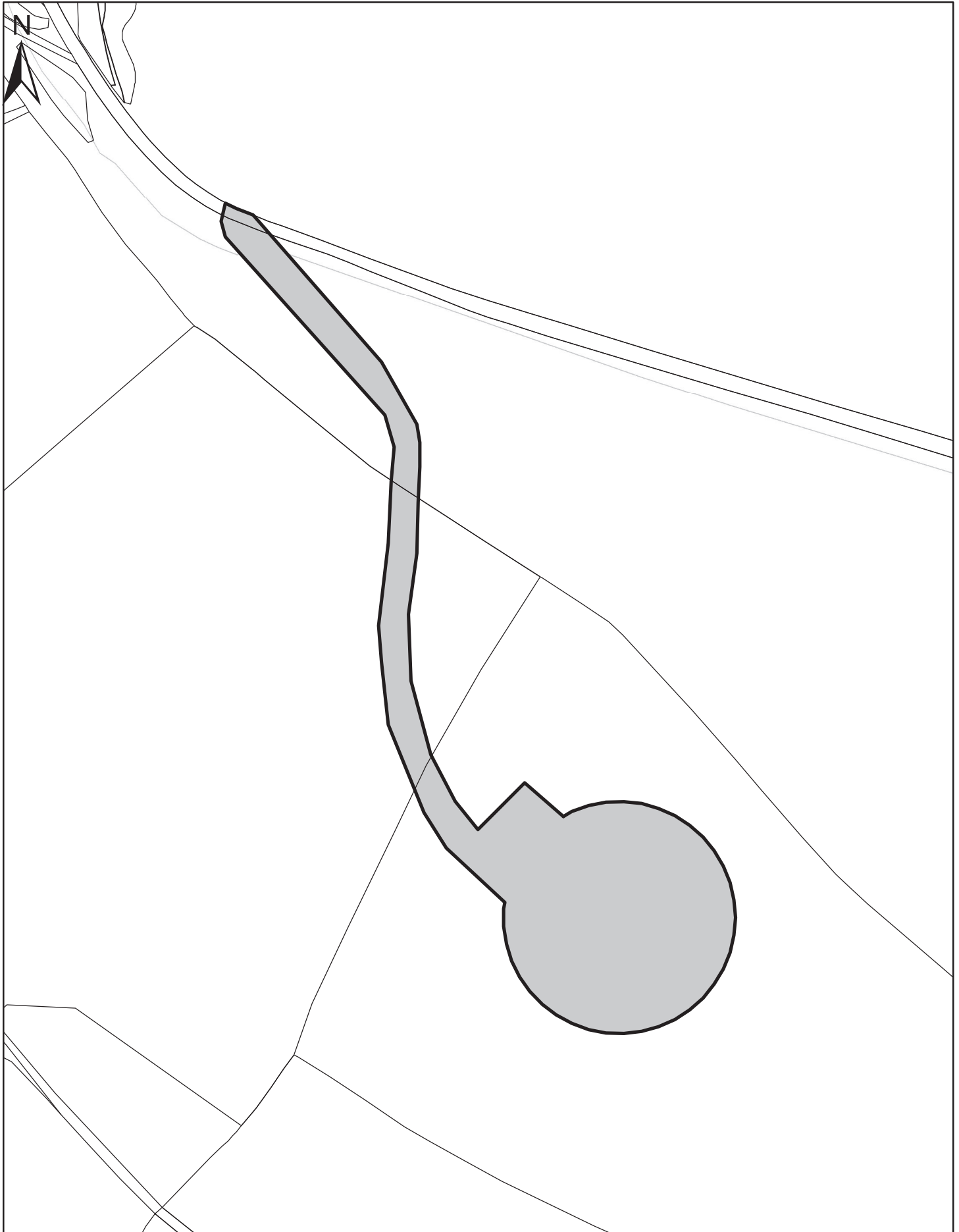
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Application Number 14/0704/FULL Continued.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4.

The applicant is advised of the comments of Defence Infrastructure Organisation (DIO), JRC, Public Rights of Way Officer, Senior Engineer (Land Drainage), Spectrum Licensing, NAT, Heddlu Gwent Police, GGAT, NRW, Group Manager (Transportation Planning).



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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0814/LA 11.12.2014	Caerphilly County Borough Council Ms S Aspinall Ty Penallta Tredomen Park Ystrad Mynach Hengoed Caerphilly CF82 7PG	Erect a three/two and a half storey secondary school on an undeveloped, reclaimed site, including school buildings, external works, soft landscaping, full size 3G floodlit pitch and parking/bus waiting areas. The area of land included as part of the application to the east of Waterloo may be used as earthworks balancing area if required during development of main site and if this area is used it will be re-landscaped, to existing standard, on completion Oakdale Business Park Plateau 3 Waterloo Oakdale Blackwood

**APPLICATION TYPE:** Local Authority Application

## SITE AND DEVELOPMENT

Location: The application site is a plateau created for employment purposes on the site of the former Oakdale Colliery. The Sirhowy Enterprise Way (SEW) runs along its western side, whilst Waterloo runs along the eastern side and provides access to Oakdale itself to the south. The residential streets of Bronwydd, Nant Gau and Y Cedrwydden lie to the south at a level approximately 10m higher than the site.

Site description: The site is flat following its reclamation some 20 years ago, and has regenerated with scrub and grass. A belt of semi-mature tree planting separates the site from the SEW, which is at a lower level. The land rises beyond the application site to the south much of which is woodland, and is also owned by the Council. There is an existing access into the site off Waterloo.

Cont'd.....

Application No 14/0814/LA Continued.

Development: It is proposed to erect a new secondary school. The building would be L-shaped in plan and located at the southern end of the site. The main teaching part of the school would run parallel with the southern boundary and would be three storeys high, with the sports hall of similar height running parallel with Waterloo. Those two parts would be linked by a two-storey structure that would accommodate the dining facilities. The building would be modern in design, resembling similar schools recently built in the borough, incorporating an array of solar panels along the south facing roof of the teaching block.

A floodlit 3G pitch incorporating a 200m athletics track would be located in the northwestern part of the site. Next to that would be a floodlit MUGA for netball and tennis. There would be a garden, a small amphitheatre, and a pond in the southwest corner of the site.

A storage and refuse building would also be erected adjacent to the sports hall.

Ground levels would be raised across the site by up to approximately one metre particularly where the pitch and the MUGA would be located.

The application is supported by a design and access statement (DAS), a ground investigation report, an acoustic assessment, an ecological assessment, a bat survey, transport statement, a carbon reduction report, a flood risk assessment, and a tree survey.

Dimensions: The site has an area of 4.2 hectares

The main building would be 105m long, 23m wide and 15.8m high (11.2m to eaves), whilst the leg containing the sports hall and dining area would be 50m long, a maximum of 35m wide, and 12.2m high (10.2m to eaves).

The single-storey ancillary building would have floor area of 20m by 7m.

Materials: The buildings would be finished in a mixture of red brickwork on the ground floor, with the remainder finished in a buff coloured render. The windows would be grey, and roof would be aluminium with an anti-glare coating.

Ancillary development, e.g. parking: The parking would be along the Waterloo and southern boundaries of the site, and would consist of 95 spaces for teaching and other staff, with a further 15 spaces for visitors and a special resources base. There would be 6 motorcycle spaces, 40 cycle spaces, 24 parent drop-off spaces, and 12 bus or delivery spaces.

Cont'd.....

Application Number 14/0814/LA Continued.

A new vehicular access would be provided in the southwest corner of the site, with the existing access used for egress only.

An area of 0.3ha of land on the east side of Waterloo is included within the application site for storing material extracted from the main site during development. It will be re-profiled and landscaped on completion of the development.

### PLANNING HISTORY

2/10229 - Site investigation to assist in the design of land reclamation proposals - Granted 16.08.91.

2/11090 - Land reclamation to include general site clearance, pitshaft capping, minor earthworks and trial trenching to local buried hazards - Granted 29.01.93.

2/11988 - Land reclamation to include bulk earthworks, drainage works, river improvements, road diversion, grassing, tree planting and landscaping - Granted 14.09.94.

2/12610 - Construction of a "permanent" 7.3m wide access road with 2m wide footpaths together with a "temporary" 6m wide (average) link road - Granted 20.12.95.

P/98/0127 - Erect industrial development (B1,B2 & B8 uses) and associated highway infrastructure - Granted 09.04.98.

P/98/1021 - Construct Oakdale village link road - Granted 08.02.99.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement boundary and allocated as a primary location for employment uses (Policy EM1.5). The landscaped areas surrounding this plateau and the neighbouring ones are protected by policy LE5.4 for informal recreation and community use.

Cont'd.....

Application Number 14/0814/LA Continued.

Policies: Policies SP2 (Development Strategy in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP16 (Managing Employment Growth), SP21 (Parking Standards), Policy SP22 (Community, Leisure and Education Facilities), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW6 (Trees, Woodlands and Hedgerow Protection), CW13 (Use Class: Business and Industry), CW15 (General Locational Constraints).

NATIONAL POLICY Planning Policy Wales 2014, TAN 11: Noise (1997), TAN 12: Design (2014), TAN 18: Transport (2007), and TAN 23: Economic Development (2014).

### 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? Yes. A coal mining risk assessment has been prepared and The Coal Authority is satisfied with its contents and recommendations.

### CONSULTATION

Head Of Public Protection - No objections subject to conditions concerning illumination, noise, odour, site control - dust and noise suppression during construction, waste from the premises, drainage - grease trap, contamination, soil import testing, and validation of remediation works.

Senior Engineer (Land Drainage) - No objections subject to a condition concerning surface water and land drainage.

Head Of Public Services - No objections subject to the provision of appropriately sited refuse facilities.

Transportation Engineering Manager – He is still considering the Transport Assessment but has no objections in principal subject to conditions.

Dwr Cymru - No objections subject to conditions concerning drainage. Advice is also offered to the applicant.

Cont'd.....

Application Number 14/0814/LA Continued.

Wales & West Utilities - Details have been provided of their facilities in the area.

Natural Resources Wales - No objections subject to the appropriate drainage of the site and recommend that a condition is imposed to ensure that the scheme to dispose of surface water is submitted and approved in writing, to prevent flooding elsewhere by effective management of surface water run-off resulting from the development. Advice is also provided about contamination, biodiversity, and pollution prevention.

Countryside And Landscape Services - No objections subject to conditions concerning compliance with the recommendations in the submitted wildlife survey, the proper treatment of Japanese Knotweed on the site, and a light mitigation strategy for bats.

The Coal Authority - After initially objecting to the scheme, it became clear they had done so on the basis of the historic use of the site, and did not have up to date records of the remediation. That objection has now been overcome following discussions between the Authority and the applicants.

Glam/Gwent Archaeological Trust - No objections.

Strategic & Development Plans - No objections on the basis that the development of the site is acceptable in principle, and a study has revealed that there is adequate employment land in the borough.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press, and 63 neighbouring residents have been consulted.

Response: One letter has been received expressing concern about the impact of the development on horseriders in the area, particularly in the lane to Argoed, and on bridlepaths opposite the site.

### SECTION 17 CRIME AND DISORDER ACT

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

None. The DAS confirms that the applicants have had discussions with the Gwent Police Designing Out Crimes Officer and confirm what security measures would be incorporated into the scheme, including a 2.1m high mesh fence, defensive planting, and the elimination of troublesome meeting areas from the proposal.

Cont'd.....

Application Number 14/0814/LA Continued

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

## ANALYSIS

Policies: The application site is a brownfield parcel of land in the Northern Connections Corridor (NCC) located to the north of Oakdale village. It is one of four plateaux at the Oakdale Business Park. It is an allocated primary site within the LDP and thus the principle of development on this land is acceptable.

Policy SP2 Development Strategy (NCC) requires development proposals within the NCC to promote sustainable development. Specifically, proposals in this area should be targeted to both greenfield and brownfield sites having regard to the social and economic functions of the area, reduce car borne trips by promoting more sustainable modes of travel, make the most efficient use of existing infrastructure, and protect the natural heritage from inappropriate forms of development.

The LDP in allocating Oakdale Business Park for employment use recognises this area as a sustainable location for new development. Notwithstanding this allocation, the use of the site for the provision of a secondary school needs to be considered against the requirements of SP2.

The relocation of the school from Pontllanfraith to Oakdale Plateau 3 could have the potential to increase car borne trips as a consequence of parents transporting children to school from the Pontllanfraith area. Conversely the location of the new school could reduce car borne trips for children from the Oakdale and Croespenmaen area given the central location of the proposed school. It is inevitable that the reduction of two schools to one will result in some pupils having to travel further to access these facilities, therefore in line with Policy SP2 it is important that adequate provision is made to promote sustainable modes of travel through the provision of school buses and also by making adequate provision through the design and layout of the site for cycling. The design of the proposal reflects that need.

Policy SP5 (Settlement Boundaries) is the key policy mechanism for achieving resource efficient settlements within the LDP. The delineation of the settlement boundary defines the area within which development would normally be allowed, taking into account material planning considerations. Importantly it also promotes the full and effective use of urban land and concentrates development to within existing settlements. The application site is identified for development and is located within the settlement boundary for Oakdale. The principle of development on the site is therefore acceptable.

Cont'd.....

Application Number 14/0814/LA Continued.

Policy SP16 (Managing Employment Growth) makes provision for 101.9 hectares of employment land across the county borough to meet the needs of business up to 2021. This compares to the projected land required for employment use of approximately 64.2 hectares over the plan period. At 4.2 hectares, the application site is one of a range and choice of sites that contribute to the overall employment land supply. It is acknowledged that the plan makes a significant over-provision of employment land; however, this is necessary to create the conditions to facilitate development and drive forward economic growth in the county borough.

Notwithstanding the oversupply of employment land, consideration needs to be given to the potential loss of this site as an employment site, as not only is the amount of land available important, but so is the location and quality of that land. Modern businesses and developers looking to acquire land for employment use generally seek to acquire prominent, easy to develop greenfield sites close to arterial roads or motorways, as irrespective of sustainable transport policies, private transport still dominates in most industrial sectors. A healthy property market should provide a mix of options including speculative developments, design and build schemes, and freehold plots for owner-occupiers to self-build.

Plateau 3 at Oakdale Business Park offers a brownfield site for self-build within the NCC served directly by the Sirhowy Enterprise Way. In addition to the application site, there are three other plateaux remaining within Oakdale Business Park that contribute to the employment land supply for the county borough, all of which would meet the needs of modern business. There are approximately 28 hectares remaining at Plateau 1, 7 hectares on Plateau 2, and 4.3 hectares on Plateau 4. Plateau 2 has full planning permission (12/0649/FULL) for a demonstration track and media centre.

In total Oakdale Business Park together with Penyfan industrial estate amount to approximately 106 hectares of existing and planned employment land that aims to make provision for a blend of properties to meet the needs identified by modern business. Even with the loss of the current application site to an alternative use, approximately 39 hectares of land supply will remain for employment use at Oakdale Business Park.

The NCC contains the majority of existing industrial floorspace in the county borough at approximately 68,010 sq m across 30 units. Of that, a significant number of units of different sizes are available to let at any one time. On balance it is considered that the loss of approximately 4.2 hectares of land from the employment land supply would not have an adverse impact on the county borough's ability to meet the requirements of modern business.

Cont'd.....



Application Number 14/0814/LA Continued.

Policy SP22 (Community, Leisure and Education Facilities) safeguards suitable land for school development. The current site is not included, but it is reasonable to expect the needs of the Education Authority to change over the period of the LDP, and in view of the over supply of employment land, there are no objections to a school in this location.

In terms of Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion), cycle facilities are provided, and the applicants have been in discussion with the Council's highway engineers about ensuring that the school is accessible to pedestrians. Extensive parking for buses will also be provided.

With regard to Policy CW2 (Amenity), the nearest plateau that accommodates industrial development is some 250m to the east and at a significantly higher level with a high degree of intervening landscaping. Therefore the amenity of the school should not be harmed by that neighbouring use. The housing to the south is approximately 50m away from the site and at a higher level, and therefore there would be no harm to the amenity of those neighbours as a result of the development. As a matter of principle, from a planning point of view, schools are historically located in or adjacent to residential areas, and so there would be no significant conflict between the two uses.

Extensive discussions have taken place between the highway engineers and the applicants to overcome any concerns with regard to Policy CW3 (Design Considerations Highways) resulting in the provision of adequate parking facilities, and off-site improvement works such as pedestrian crossings.

The proposal is contrary to Policy CW13 (Use Class Restrictions Business and Industry) because that limits the development of the site to use classes B1, B2 or B8, an appropriate sui generis use, or to provide an ancillary facility or service to the primary employment use. However, for the reasons set out above, in this case, the proposed development is considered acceptable. There is competing demand for scarce land within the NCC and whilst the development of this site for a school is contrary to the provisions of Policy CW13, the provision of a modern secondary school has been identified by the Education Authority.

Comments from Consultees: The comments of the consultees can be accommodated by condition.

Cont'd.....

Application Number 14/0814/LA Continued.

Comments from public: Concern has been expressed about the impact of the development on horseriders crossing the road from the lane leading down to Cwm Argoed. There are quite a number of horse riders in the area and there are two bridleways either side of the Yard Coal Rise (SEW). Highways and public rights of way officers have met representatives of the horseriders on site where they identified the problems and an agreement has been reached to erect signage encouraging drivers to slow down. Further measures could be secured by condition, but it should be borne in mind that the application site is allocated for development and would generate more traffic if developed for employment purposes than it does at present. Schools tend to generate peak traffic at the start and the end of the day. Employment uses do so as well, but there would also be a steady stream of other traffic during the day, including heavy goods vehicles depending on the nature of the businesses.

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) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting, including any floodlights at the approved 3G pitch and MUGA, including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.  
REASON: In the interests of residential amenity and nature conservation.
- 03) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.  
REASON: In the interests of the amenity of the area.

Cont'd.....

Application Number 14/0814/LA Continued.

- 04) 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.
- 05) 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.
- 06) The storage, collection and disposal of any commercial waste associated with the school hereby approved shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.  
REASON: In the interest of public health.
- 07) A grease trap, details of which shall be agreed with the Local Planning Authority prior to installation, shall be installed in the foul drainage system prior to the commencement of any activities at the building hereby approved that would result in the grease entering the drainage system.  
REASON: To prevent pollution.
- 08) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation, the results of which shall include a table showing the soil sample results and the relevant screening levels they have been compared with and further gas monitoring and assessment in line with CIRIA C665, and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of public health.

Cont'd.....

Application Number 14/0814/LA Continued.

- 09) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.  
REASON: To prevent contamination of the application site in the interests of public health.
- 10) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.  
REASON: To protect public health.
- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the cut and fill operation on the site, including the ground works associated with the settlement tanks. That scheme shall include how the operation will be carried out and what contamination testing will be undertaken. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interest of public health.
- 12) Prior to the commencement of works on site a scheme of surface water and 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.
- 13) 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.
- 14) The development hereby approved shall be carried out in accordance with the recommendations made in Section 10 of the Ecology Report dated April 2014, prepared by the Principal Ecologist for Caerphilly County Borough Council, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure adequate protection for protected species.

Cont'd.....

Application Number 14/0814/LA Continued.

- 15) Prior to the commencement of works on site that affect any areas of Japanese Knotweed, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese Knotweed on the site. The treatment of Japanese Knotweed shall be carried out in accordance with the approved details.  
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act. Japanese Knotweed (*Fallopia japonica* / *Polygonum cuspidatum*) is included within this schedule. All Japanese Knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.
- 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 at the buildings hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.
- 17) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of integral nest boxes and nest cups at the buildings hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.
- 18) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of the visual amenity of the area.

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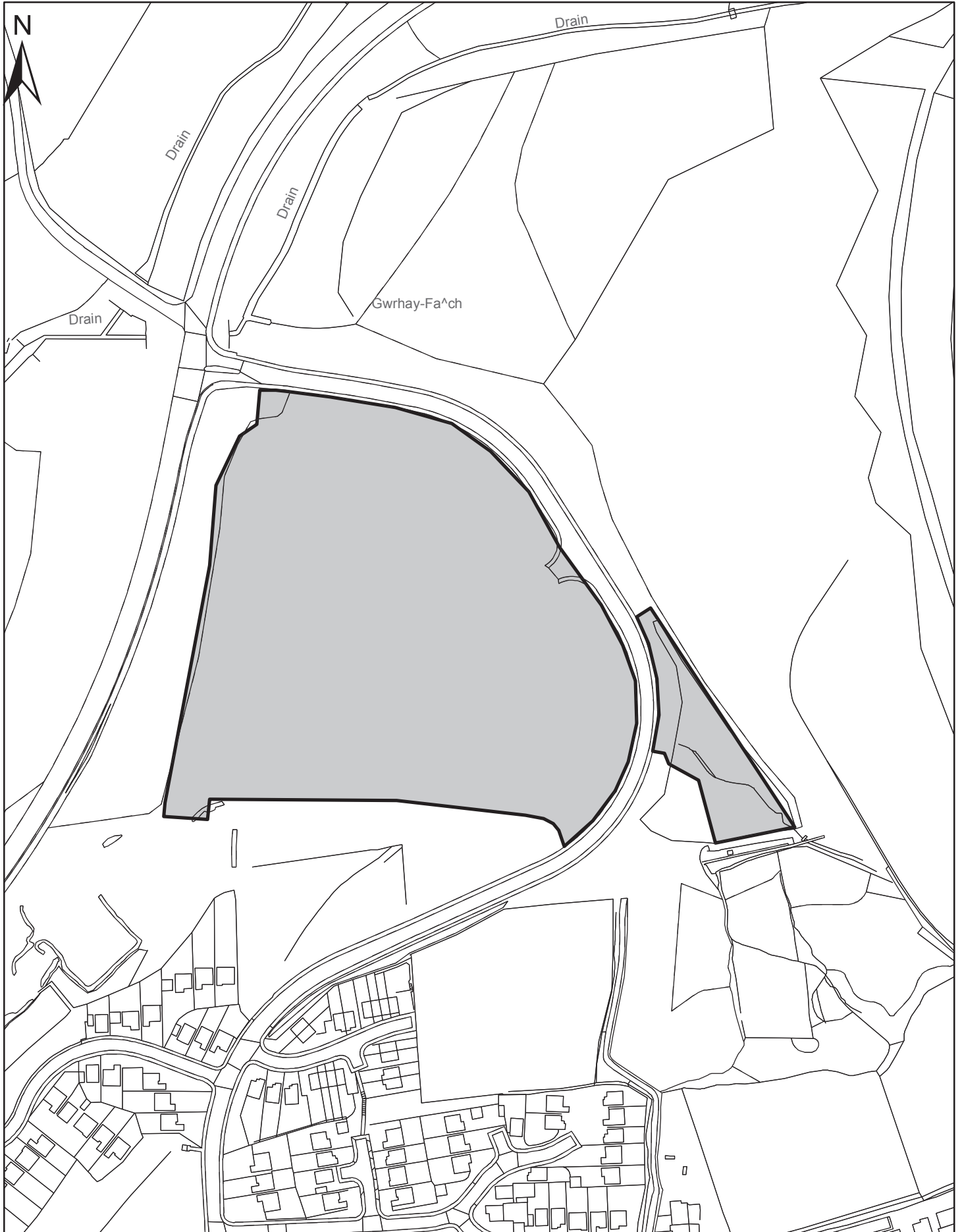
Application Number 14/0814/LA Continued.

- 19) Prior to commencement of work on site a scheme for the protection of trees during the carrying out of the development within and adjacent to the application site shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.  
REASON: To protect trees in the interests of visual amenity.

Advisory Note(s)

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

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4, CW5 and CW6.





# Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0005/RET 23.01.2015	Mrs L Gwilt 22 Priorsgate Oakdale Blackwood NP12 0EL	Retain wooden fence to front of property 22 Priorsgate Oakdale Blackwood NP12 0EL

**APPLICATION TYPE:** Retain Development Already Carried Out

## SITE AND DEVELOPMENT

Location: The application property is located on Priorsgate, Oakdale.

House type: Two storey detached property.

Development: Retention of a boundary fence to the front of the property.

Dimensions: The boundary fence measures 0.98 metres in height and 13 metres in length along the boundary between No. 22 and No. 23 Priorsgate.

Materials: Close boarded timber fence.

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

## PLANNING HISTORY

2/08324 - 55 No. residential units with garages/parking together with associated drainage and highway works. - Granted 07.10.1988.

08/0773/FULL - Erect single storey rear extension for use as conservatory - Granted 11.08.2008.

## POLICY

### LOCAL DEVELOPMENT PLAN

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

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

Cont'd.....

Application Number 15/0005/RET Continued

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

ADVERTISEMENT

Extent of advertisement: Seven neighbouring properties were consulted by way of letter and a site notice was displayed near the site.

Response: Eight responses were received, seven were objections.

Summary of observations:

- Detrimental to the visual amenity of the area;
- Sets precedent for similar future development;
- Devaluation of neighbouring properties;
- Detrimental to highway safety.

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? No.

Cont'd.....

ANALYSIS

Policies: The application seeks retrospective planning permission to retain the boundary treatment to the front of No. 22 Priorsgate, which is sited along the boundary between the application property and No. 23 Priorsgate. Householder permitted development rights allow the erection of boundary treatments up to 1 metres in height without the requirement for planning permission, however, in the case of the Priorsgate development, householder permitted development rights for boundary treatments to the front of properties were removed by way of condition attached to the planning permission (Ref: 2/8324). Condition 6 of planning permission 2/8324 states:

"The gardens of the proposed dwellings which front onto the individual plots shall be turfed on the open plan concept and notwithstanding the provisions of the Town and Country Planning General Development Order 1977 to 1985 no other fences, walls, gates or other structures shall be placed between the houses and the rear of the footway.

REASON: To ensure the gardens of the proposed dwellings fronting a road are laid out in a satisfactory manner and that this open plan concept is maintained in the interests of the visual appearance and amenity of the site."

Therefore, even though the fence as erected does not exceed 1 metre in height, by virtue of the above condition, it requires planning permission. In terms of the acceptability of the boundary treatment as constructed, it should be considered in terms of its design and setting and subsequent impact on the visual amenity of the surrounding area, as well as its impact on highway safety.

In design terms, whilst it is acknowledged that there are very few examples of solid boundary treatments to the front of properties in the Priorsgate development, given the limited scale of the boundary treatment, i.e. approximately 1 metre in height, coupled with the position of the application dwelling at the end of a cul-de-sac, it is not considered that the fence results in a detrimental impact on the visual amenity of the surrounding area to a degree to warrant a refusal of planning permission. Furthermore, a Condition will be attached to the permission requiring the fence be finished with a suitable stain, most probably Oak, to ensure it integrates as well as possible with existing materials in this part of the streetscene, i.e. there are numerous examples of Oak effect windows.

Cont'd.....

Application Number 15/0005/RET Continued.

In terms of highway safety, the Transportation Engineering Manager raises no objection subject to a condition requiring the final metre of the fence nearest the highway be reduced to 0.6 metres in height. The applicant has confirmed she is happy to comply with such a Condition. This Condition will ensure adequate visibility of the pavement for vehicles entering and exiting the relevant driveways.

Comments from consultees: The Transportation Engineering Manager raises no objection subject to condition.

Comments from public: Detrimental to the visual amenity of the area - This issue has been addressed above. Sets precedent for similar future development - Due to the aforementioned condition any future boundary treatments to the front of properties on Priorsgate will require planning permission, and each case shall be considered on its merits, however approval of this proposal would be an indication that the fencing to the front of the houses in this area is acceptable in principal. Devaluation of neighbouring properties - This is not a material planning consideration. Detrimental to highway safety - This issue has been addressed above as well as in the relevant Condition.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The first metre of the fence from its junction with the adopted highway shall be reduced to 0.6m in height within 1 calendar month from the date of this consent.  
REASON: In the interests of highway safety.
- 02) Within 1 calendar month of the date of this consent, the fence hereby approved shall be stained in a colour that shall have been first agreed in writing with the Local Planning Authority.  
REASON: In the interests of the visual amenity of the area.



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## APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
14/0750/COU 23.10.2014	Mrs T Smith-Bowen Tir Coppi Bungalow Pantyresk Mynyddislwyn NP11 5AG	Demolish existing corrugated metal extension and replace with blockwork wall construction extension, refurbish roof and change use to A1 shop Garage Tram Road Pontllanfraith Blackwood	Granted 02.02.2015
14/0728/FULL 14.11.2014	Mr M Hurley 8 Clos Gwastir Caerphilly CF83 1TD	Erect a single-storey mono-pitch extension to rear of existing dwelling 8 Clos Gwastir Caerphilly CF83 1TD	Granted 02.02.2015
14/0782/FULL 17.11.2014	Mr J Pisani Gamekeepers Cottage Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6LP	Erect orangery to the south-east side elevation, widen existing external access, remove French doors and erect a porch to the front elevation Gamekeepers Cottage Cefn Mably Park Michaelston-Y-Fedw Cardiff	Granted 02.02.2015
14/0791/FULL 17.11.2014	Mr A Partridge 15 Caerbryn Pentwyn-mawr Newport NP11 4EL	Erect dormer extension to the side and flat roof extension to the rear 15 Caerbryn Pentwyn-mawr Newport NP11 4EL	Granted 02.02.2015
14/0798/FULL 24.11.2014	Mr A Ryall 9 Danygraig Graig-y-rhacca Caerphilly CF83 8RF	Erect two extensions to the front of the house 9 Danygraig Graig-y-rhacca Caerphilly CF83 8RF	Granted 02.02.2015
14/0736/FULL 25.11.2014	Mrs R McMorro 164 Maes Glas Caerphilly CF83 1JW	Construct a single storey side extension 164 Maes Glas Caerphilly CF83 1JW	Granted 02.02.2015



14/0809/FULL 02.12.2014	Mrs H Medcraft 5 Islwyn Terrace Llanarth Road Springfield Pontllanfraith Blackwood NP12 2LJ	Erect single-storey rear extension to replace existing conservatory 5 Islwyn Terrace Llanarth Road Springfield Pontllanfraith	Granted 02.02.2015
14/0816/FULL 08.12.2014	C C Sports Mr C Morse 13-15 Hanbury Road Bargoed CF81 8QS	Replace shop fronts with associated roller shutters and encasements and provide additional off street parking and landscaping to the rear including the construction of an associated retaining wall C C Sports 13-15 Hanbury Road Bargoed CF81 8QS	Granted 02.02.2015
14/0801/FULL 25.11.2014	Mr S Owen Lwyncelyn Central Avenue Oakdale Blackwood NP12 0DX	Drop kerb to public footpath and provide drive access Lwyncelyn Central Avenue Oakdale Blackwood	Refused 03.02.2015
14/0767/FULL 09.12.2014	Mr D Bloor 29 Tydfil Road Bedwas Caerphilly CF83 8EF	Construct detached garage Land Opposite 84 St Christopher's Drive Caerphilly	Granted 03.02.2015
14/0709/NCC 06.11.2014	Mr LP Lazarou Lanwood House White Hart Machen Caerphilly CF83 8QQ	Remove conditions 10 and 11 (Code for Sustainable Homes) from planning consent 14/0019/FULL (Erect detached dormer bungalow and car port) Land Adjoining Ty'n Derwen White Hart Machen Caerphilly	Granted 04.02.2015
14/0822/COU 10.12.2014	Mr R Anderson Fillies Lodge Lower Francis Street Abertridwr Caerphilly CF83 4DW	Change the use from a alteration shop to a tattoo and piercing shop 3 The Square Abertridwr Caerphilly CF83 4DH	Granted 04.02.2015
13/0705/OUT 27.09.2013	Mrs C Everson 25 St Tudor's View Blackwood NP12 1AQ	Erect residential development Wimpole Gordon Road Blackwood NP12 1DS	Granted 05.02.2015

14/0590/FULL 31.08.2014	Mr L Evans Beech Tree Bungalow Libanus Road Blackwood NP12 1EQ	Erect detached house and garage Beech Tree Bungalow Libanus Road Blackwood NP12 1EQ	Granted 05.02.2015
14/0749/FULL 17.10.2014	Mrs R Chapman 5 Clos Tir Twyn Ystrad Mynach Hengoed CF82 7FG	Erect a two-storey side extension partly over the existing garage 5 Clos Tir Twyn Ystrad Mynach Hengoed CF82 7FG	Granted 05.02.2015
14/0797/FULL 24.11.2014	Mr T Howells 54 Mill-race Abercarn Newport NP11 4TL	Erect rear conservatory 54 Mill-race Abercarn Newport NP11 4TL	Granted 05.02.2015
14/0821/FULL 10.12.2014	A Veysey 5 Park View Cross Keys Newport NP11 7DD	Replace the existing conservatory to the rear of the property 5 Park View Crosskeys Newport NP11 7DD	Granted 05.02.2015
14/0445/COU 18.07.2014	Mr C Wright 17 Glyn Derwen Llanbradach Caerphilly CF83 3PQ	Change the use from empty land to garden Land To The Rear Of 17 Glyn Derwen Llanbradach Caerphilly	Refused 06.02.2015
14/0706/FULL 04.11.2014	Mr R Lewis Victoria's Cafe Shop Unit 10 Victoria Terrace Newbridge Newport NP11 4EU	Provide a security grill Victoria's Cafe Shop Unit 10 Victoria Terrace Newbridge	Refused 06.02.2015
14/0724/FULL 17.11.2014	Mr C Skingley 20 Newport Road Bedwas Caerphilly CF83 8AA	Erect double garage with pitched roof 20 Newport Road Bedwas Caerphilly CF83 8AA	Granted 06.02.2015
14/0796/COU 24.11.2014	Mr S Gilbert 31 Sorrel Drive Penpedairheol Hengoed CF82 8LA	Change the use of land to extend garden and erect perimeter fence along current property line to the boundary of Hengoed Road 31 Sorrel Drive Penpedairheol Hengoed CF82 8LA	Granted 06.02.2015

14/0805/FULL 01.12.2014	Mrs A Ponsford 12 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Erect a two storey rear infill extension to create a granny annex, porches and subdivision of rear window 12 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Granted 06.02.2015
14/0793/NCC 18.11.2014	Charter Housing Ltd Mr N Taylor C/o Asbri Planning Limited Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Vary condition 01 of planning consent 13/0005/RM (Erect residential development) to regularise minor amendments to the approved scheme Land At Thorncombe Road Blackwood Gwent NP12 1AT	Granted 09.02.2015
14/0835/ADV 15.12.2014	DJK Pizza Ltd 31 Heol Tircoed Swansea SA4 9QZ	Erect new signage Unit 2B Cliff Road Blackwood NP12 0NT	Granted 09.02.2015
14/0845/NOTT 15.12.2014	Vodafone Ltd & CTIL C/o WHP Wilkinson Helsby - Acquisition Design And Construction Mr D Hosker The Ponderosa Scotland Lane Horsforth Leeds LS18 5SF	Erect a 15m monopole with 6 no. antennas, 3 no. dishes and 6 no. RRUs on a new foundation, remove existing VF Radio equipment cabin and erect a JSC cabinet fixed to new monopole foundation Vodafone Communication Mast Railway Terrace Caerphilly	Notification - Details Approved 09.02.2015
14/0839/FULL 16.12.2014	Miss F Williams 7 Cae Syr Dafydd Llandaff Road Cardiff CF11 9QG	Convert loft to incorporate bedroom with en-suite and study area 3 Brookside Crescent Caerphilly CF83 1PH	Granted 09.02.2015
14/0673/FULL 10.10.2014	Dr R Jones 32 Mountain Road Caerphilly CF83 1HL	Demolish existing conservatory to the rear elevation and construct new single storey extension 32 Mountain Road Caerphilly CF83 1HL	Granted 10.02.2015

14/0837/COU 16.12.2014	Miss M Lee 3 Commercial Buildings Oakdale Blackwood NP12 0LB	Convert first floor and attic living accommodation to classroom/playroom and office/filing room Former Greenfield School Ashfield Road Newbridge Newport	Granted 10.02.2015
13/0511/OUT 08.07.2013	Castle Park Developments Ltd C/o Asbri Planning Ltd Miss K Smith 1st Floor Westview House Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Demolish Goodrich Hotel and erect residential development and associated works Goodrich Hotel Van Road Caerphilly CF83 1LD	Granted 11.02.2015
14/0844/FULL 17.12.2014	Mr C Hatherall 55 Bloomfield Road Blackwood NP12 1LX	Erect two-storey extension 55 Bloomfield Road Blackwood NP12 1LX	Granted 11.02.2015
14/0803/FULL 27.11.2014	Mrs E Jenkins 41 Golwg Y Bont Blackwood NP12 3FT	Erect two-storey rear extension 8 Victoria Terrace Newbridge Newport NP11 4ET	Refused 12.02.2015
14/0850/FULL 19.12.2014	Mr C Jones 32 Glanhowy Road Wyllie Blackwood NP12 2HW	Erect a two-storey extension to rear elevation & loft conversion 32 Glanhowy Road Wyllie Blackwood NP12 2HW	Refused 13.02.2015
14/0853/FULL 22.12.2014	Norgine Limited 7 Tir-y-berth Industrial Estate New Road Tir-y-berth Hengoed CF82 8SJ	Replace the existing sprinkler tank Norgine Ltd 7 Tir-y-berth Industrial Estate New Road Tir- y-berth	Granted 13.02.2015
14/0810/FULL 02.12.2014	Mr P Rietveld 61 Heol Ty-Gwyn Llanbradach Caerphilly CF83 3PA	Erect a single-storey pitched roof extension and a loft conversion to an existing bungalow 61 Heol Ty-Gwyn Llanbradach Caerphilly CF83 3PA	Granted 16.02.2015

14/0812/COU 02.12.2014	Messrs R & G Lewis 4 South Shops High Street Newbridge Newport NP11 4AG	Erect a new shop front incorporating mesh grill and convert the attic space into an office 4 South Shops High Street Newbridge Newport	Granted 16.02.2015
14/0766/FULL 08.12.2014	Mr E J King 133 Bedwellty Road Aberbargoed Bargoed CF81 9AY	Erect two-storey extension to rear 133 Bedwellty Road Aberbargoed Bargoed CF81 9AY	Granted 16.02.2015
14/0625/RET 19.09.2014	Creazion Ltd Mr M Evans Block E - Sparks House Western Industrial Estate Caerphilly CF83 1BQ	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 Block E - Sparks House Western Industrial Estate Caerphilly CF83 1BQ	Granted 18.02.2015
14/0762/FULL 28.10.2014	Mr J Shorter C/o Agent	Create two parking spaces 1 Laburnum Houses St David's Avenue Woodfieldside Blackwood	Refused 18.02.2015
15/0006/NMA 02.01.2015	Mr C Hicks Glan-y-nant Draethen Newport NP10 8GB	Seek approval of a non- material amendment to planning consent P/04/1500 (Erect new dwelling) to provide minor elevational changes Glan-y-nant Draethen Newport NP10 8GB	Granted 18.02.2015
14/0820/FULL 10.12.2014	Mr P Ankin 15 Waunfawr Park Road Crosskeys Newport NP11 7PH	Erect two-storey rear extension 15 Waunfawr Park Road Crosskeys Newport NP11 7PH	Granted 20.02.2015
14/0843/FULL 17.12.2014	Mr & Mrs Callender 52 Forsythia Close Ty Sign Risca Newport NP11 6PH	Erect conservatory 52 Forsythia Close Ty Sign Risca Newport	Granted 20.02.2015

15/0067/NMA 29.01.2015	Congresbury Developments Ltd Mr P Hurst Unit 1 Westbury Court Church Road Bristol BS9 3EF	Seek approval of a non material amendment to planning consent 07/1211/FULL (Construct 14 No. dwellings and associated works) to change the render finish to brick Land At Valley View Cefn Hengoed Hengoed	Granted 26.02.2015
14/0485/TPO 23.07.2014	Greenwood Civil Engineering Ltd Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Remove eight conifers and three small chestnut trees at entrance to Glendale Yard and remove one dead tree at the bypass road side Glendale Van Road Caerphilly CF83 3RR	Granted 27.02.2015
14/0636/FULL 24.09.2014	Mr & Mrs K Harris Gelliffyniog Farm Blackvein Mountain Road Crosskeys Newport NP11 7PS	Erect stables (22 x 3.6m) and barn (33 x 5m) Gelliffyniog Farm Blackvein Mountain Road Crosskeys Newport	Granted 27.02.2015
14/0819/NMA 05.12.2014	Mr N Dark 4 Hafod Fach View High Meadow Abercarn Newport NP11 5AF	Convert loft to accommodate fourth bedroom and install six velux windows Maes Y Bwthyn Gwyddon Road Abercarn Newport	Granted 27.02.2015
14/0783/FULL 09.12.2014	Mr L Tovey C/o M J Plow Ltd Mr M Plow 30 Clos Llysfaen Lisvane Cardiff CF14 0UP	Remove the existing single- storey extension to the rear and the lean to garage to the side and erect a new single-storey extension to the rear and a detached single garage 4 Fields Road Pontymister Risca Newport	Granted 27.02.2015

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

APPLICATION NUMBER  DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/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.
12/0511/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, Pontygwindy Industrial Estate, Caerphilly.	Subject to discussion concerning additional information.
13/0646/COU 03.09.13	Change use of ground floor from cafe/shop to apartment at 24 Church Street, Bedwas, Caerphilly	Seeking CIL details.



13/0667/NCC 13.09.13	Vary Condition 1 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) to extend the period within which the development can commence at Suflex Estate Newport Road Pontymister Risca	Awaiting information about flooding.
13/0674/RET 19.06.13	Retain change of use from petrol filling station to hand car wash at Star Hand Car Wash, Nant Court, Glenview Terrace, Llanbradach.	Considering site uses and their impact.
13/0726/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.
14/0365/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.
14/0455/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.
14/0630/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.
14/0706/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.
14/0828/FULL 11.12.14	Erect a three-storey five bedroom house with detached garage at Plot 1 Church View Bedwellty Road Aberbargoed	Awaiting amended details of design and layout.
14/0846/NCC 17.12.14	Remove Condition 21 (Code for Sustainable Homes) of application 09/0949/NCC (Erect three two-storey dwellings) at Land Adjacent To Fair oak Corbetts Lane Pwllypant Caerphilly	Subject to further discussion and consideration.
14/0847/FULL	Erect three detached residential dwellings at Land To The Rear Of Brynmynach Avenue Ystrad Mynach Hengoed	Subject to further discussion and consideration.

## 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. Documents are with the mortgage company for signing.
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. Waiting for comments from the other side.
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. Planning waiting for ecological report.

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. Waiting to hear from Solicitors.
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. Waiting to hear from Solicitors.
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 to Solicitors.
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. Chased.
14/0472/OUT 02.07.14	Erect residential development (15 plots) on Land To The Rear Of Ty Fry Road Aberbargoed Bargoed	Sent draft.



## OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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	21.01.15
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**APPEALS DECIDED**

<b>APPEAL REF/ PLANNING APP NO.</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>APPEAL DECISION/ DATE</b>	<b>COMM/ DEL</b>
14/0010/REF 14/0348/FULL	Erect first floor rear extension 17 St Fagans Street Caerphilly	Dismissed 03/02/15	DEL
14/0011/REF 14/0242/OUT	Construct 4 No. two bedroom terrace type dwellings Land Opposite 164 - 174 Jubilee Road Elliot's Town New Tredegar	Dismissed 17/02/15	DEL
14/0012/REF 14/0418/FULL	Erect single-storey extension to rear of property 46 Tawelfan Nelson Treharris	Dismissed 31/12/15	DEL