

# Public Document Pack

Penallta House,  
Tredomen Park,  
Ystrad Mynach,  
Hengoed CF82 7PG

Ty Penallta,  
Parc Tredomen,  
Ystrad Mynach,  
Hengoed CF82 7PG



[www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)  
[www.caerffili.gov.uk](http://www.caerffili.gov.uk)

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: 1st April 2015**

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 8th April, 2015** at **5.00 pm** to consider the matters contained in the following agenda.

Yours faithfully,

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

**Chris Burns**  
INTERIM CHIEF EXECUTIVE

## AGENDA

	Pages
1 To receive apologies for absence.	
2 Declarations of interest. Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.	
To approve and sign the following minutes: -	
3 Planning Committee held on the 11th March 2015 (minute nos. 1-12).	1 - 10

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: -

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

5 Preface Item Code No. 14/0518/NCC - Land North of Glan-Yr-Afon, Fleur-de-Lis, Blackwood. 11 - 32

6 Code No. 15/0057/FULL - 28 Clos Cae Mawr, Penpedairheol, Hengoed. 33 - 40

7 Code No. 15/0048/RET - Caeglas Colliery, Fochriw Road, Fochriw, Bargoed. 41 - 50

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

8 Code No. 15/0102/FULL - 44 Brynheulog Street, Penybryn, Hengoed. 51 - 56

9 Code No. 15/0001/RET - Land At Iron Bridge, Draethen, Newport. 57 - 62

To receive and note the following information items: -

10 Applications determined by delegated powers. 63 - 70

11 Applications which are out of time/not dealt with within 8 weeks of date of registration. 71 - 78

12 Applications awaiting completion of a Section 106 Agreement. 79 - 80

13 Appeals outstanding and decided. 81 - 84

**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 (CHAMBER) ON WEDNESDAY, 11TH MARCH 2015 AT 5:00PM

---

#### PRESENT:

Councillor W. David - Vice-Chair

#### Councillors:

M. Adams, Mrs E. M. Aldworth, J. Bevan, D. Bolter, H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, N. George, R.W. Gough, A. Lewis, Mrs G.D. Oliver, D. Rees Mrs J. Summers and Mrs E. Stenner.

#### Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer, Highway Planning), C. Davies (Senior Environmental Health Officer), G. Mumford (Senior Environmental Health Officer), C. Boardman (Senior Planner), E. Rowley (Senior Planner) and E. Sullivan (Democratic Services Officer)

#### APOLOGIES

Apologies for absence had been received from Councillors D.G. Carter, A.G. Higgs, K. Lloyd and J. Taylor

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

#### 1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: 14/0818/FULL - Councillors H.A. Andrews, D.G. Carter, D.T. Davies and Mrs D. Price. 14/0814/LA – Councillor M. Adams, W. David and N. George. Details are minuted with the respective item.

#### 2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 11th February 2015 (minute nos. 1-14) be approved and signed as a correct record.

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

There were no site visit requests received.

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

Dr L. Spiller-Boulter and Councillor D.V. Poole spoke on behalf of local residents in objection to the application and Mr K. Lewis the Applicant's Agent spoke in support of the application.

It was noted that since the submission of the Officer's report a further 168 letters of objection had been received, the objections contained therein were summarised for Members information.

Councillor A. Lewis wished it noted that he had been present at the site visit but had not been listed as in attendance on the site visit report.

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

Following consideration of the application it was moved and seconded that the application be deferred for a further report with reasons for refusal based on highway safety and by a show of hands this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred for a further report with reasons for refusal based on highway safety.

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

Councillor D.G. Carter declared an interest prior to the site meeting in that he is on the same School Governing Body as two of the main objectors to the application, having given apologies he was not present at the meeting.

Councillor Mrs D. Price declared an interest prior to the site meeting in that she is on the same School Governing Body as two of the main objectors to the application.

Councillor H.A. Andrews declared an interest prior to the site meeting in that he lives in such close proximity his home address would be directly affected by the proposed development.

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

As such Councillors H.A. Andrews, D.T. Davies and Mrs D. Price on the advice of the Monitoring Officer did not attend the Planning Site Visit and were not present at the Planning Committee meeting.

Mr G. Carless spoke on behalf of local residents in objection to the application and Mr M. Rees the Applicant's Agent spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved. By show of hands (and in noting that there were 2 abstentions) this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred to allow the completion of a Section 106 Agreement;
- (iii) on completion of the Section 106 Agreement and subject to the conditions contained in the Officer's report and the following additional conditions this application be approved;

Condition (19)

Prior to the commencement of work on site, a scheme for the management of traffic associated with construction activities at the site, including deliveries and workers' vehicles, and timing, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

In the interest of residential amenity and highway safety.

Condition (20)

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 interest of the amenity of the area.

Condition (21)

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 interest of the amenity of the area.

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

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA.**

**6. PREFACE ITEM CODE NO. 13/0873/OUT – PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT PARK ROAD, NEWBRIDGE**

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's preface report be approved. By show of hands (and in noting that there was 1 abstention) this was agreed by the majority present.

Councillor D. Bolter wished it noted that as he had not been present for the whole of the debate he had not taken part in the vote.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's original report without the requirement for a Section 106 Agreement to secure an element of affordable housing as part of the development this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW11;
- (iii) the applicant be advised of 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.

**7. CODE NO. 14/0350/FULL – REDWOOD MEMORIAL HOSPITAL, THE TERRACE, RHYMNEY, TREDEGAR, NP22 5LY**

Following consideration of the application it was moved and seconded that the recommendation contained within 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 and the following amended conditions this application be granted;

**Amended Condition (13)**

Prior to the commencement of any demolition work the existing memorial plaque to Robert Vachell de Acton Redwood shall be carefully removed and stored during demolition and construction works in accordance with a scheme to be agreed with the Local Planning Authority, and shall thereafter be 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.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW4;

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

**8. CODE NO. 14/0351/CON – REDWOOD MEMORIAL HOSPITAL, THE TERRACE, RHYMNEY, TREDEGAR, NP22 5LY**

Following consideration of the application it was moved and seconded that the recommendation contained within 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 and the following amended and additional conditions this application be granted;

**Amended Condition (5)**

Prior to the commencement of any demolition work, the existing memorial plaque to Robert Vachell de Acton Redwood shall be carefully removed and stored during demolition and construction works in accordance with a scheme to be agreed with the Local Planning Authority, and shall thereafter be 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.

**Condition (6)**

The demolition hereby approved shall not be carried out before the Local Planning Authority has been provided with evidence that a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.

**Reason**

In the interests of the character and appearance of the conservation area.

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2;
- (iii) the applicant be advised of the comments of the Council's Ecologist.

**9. CODE NO. 14/0704/FULL – BEDLWYN FARM, CEFN-RHYCHDIR ROAD, PHILLIPSTOWN, NEW TREDEGAR, NP24 6BT**

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved. By show of hands (and in noting that there were 3 abstentions) this was agreed by the majority present

RESOLVED that: -

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

Additional Condition (17)

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: drawings number PR2885-PA-LP-01, PR2885-PA-EL-01, PR2821-PA-SH-01 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

Reason

To ensure that the development is carried out only as approved by the Local Planning Authority.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW4;
- (iii) the applicant be 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).

**10. CODE NO. 14/0814/LA – OAKDALE BUSINESS PARK, PLATEAU 3, WATERLOO, OAKDALE, BLACKWOOD**

Councillor H. David declared an interest in that he was Chair of the 21st Century Schools Cross Party Working Group and is the Chair of the Education for Life Scrutiny Committee which made recommendations on proposed sites for the 21st Century Schools programme and left the Chamber when the application was discussed.

Councillors N. George declared an interest in that he was a substitute member of the 21st Century Schools Cross Party Working Group which made recommendations on proposed sites for the 21st Century Schools programme and left the Chamber when the application was discussed.

Councillor M. Adams declared an interest in that he had a long association with the development of the proposed school site and left the Chamber when the application was discussed.

In the absence of the presiding Chair it was moved and seconded that Cllr Mrs E.M. Aldworth take the Chair for this item and by a show of hand this was unanimously agreed.

Following consideration of the application it was moved and seconded that the recommendation contained within 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 and the following additional conditions this application be granted;

Condition (20)

Prior to its first use the proposed means of access shall be laid out, constructed and maintained thereafter with vision splays 2.4m x 65m for both junctions onto Waterloo Road. No obstruction or planting when mature exceeding 900mm in height above the adjacent footway shall be placed or allow to grow in the required splay areas.

Reason

In the interest of highway safety.



Condition (21)

The school building shall not be beneficially occupied until the areas indicated for the parking of buses, motor cars and cycles has been laid out in accordance and those areas shall not thereafter be used for any purpose other than the parking of vehicles and cycles.

Reason

In the interest of highway safety.

Condition (22)

The standard of illumination from the sports pitch floodlights shall be such that no undue glare or distraction is occasioned to highway users.

Reason

In the interests of highway safety.

Condition (23)

The school building shall not be beneficially occupied until after the highball catch fencing has been installed in accordance with the submitted plans. The fencing shall thereafter be maintained to the appropriate standard to prevent balls entering the highway.

Reason

In the interest of highway safety.

Condition (24)

Within 6 months from the date the school hereby approved is occupied a School Travel Plan shall be submitted for the written approval of the Local Planning Authority. The travel plan will be designed to encourage all users of the school to travel by alternative methods than the motorcar. The agreed travel plan content shall be implemented within 3 months from the date of approval.

Reason

In the interest of highway safety and to encourage the use of alternative modes of transport.

Condition (25)

Notwithstanding the submitted plans the school building shall not be beneficially occupied until after engineering details of the safe routes to school schemes recommended in the Transport Statement have been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include for additional works in the form of a widening to the north-eastern footway running alongside Waterloo Road to incorporate a new cycleway facility. The safe routes to school schemes shall be implemented in accordance with the agreed details prior to the school opening unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of highway safety.

Condition (26)

Visibility at the junction of Waterloo Road with Yard Coal Rise shall be improved to provide splays of 2.4m x 120m. The improvements shall be completed in accordance with details to be firstly agreed with the Local Planning Authority and be implemented prior to beneficial occupation of the school.

Reason

In the interest of highway safety.

Condition (27)

Prior to its erection a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment at the development. The boundary treatment shall be completed in accordance with the approved details.

Reason

In the interests of the visual amenities of the area.

Condition (28)

Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenity of the area.

Condition (29)

Prior to the commencement of work on site, a scheme of gas monitoring shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.

Reason

In the interest of public health.

Condition (30)

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details, drawings number P001, P002, P003, P004, P005, P006, P007, P008, P009, P010, P011, P012, PL01, PL02, PL03 and PL04 (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.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3, CW4, CW5 and CW6;
- (iv) the applicant be advised that there will be a requirement to fund and implement all necessary Traffic Regulations Orders in association with the Safe Routes to School scheme works;
- (v) the applicant be advised that the Council's Schools Travel Plan Coordinator will be available to assist in the preparation, development and implementation of the School Travel Plan;
- (vi) the applicant be advised to discuss and agree the proposed lighting levels with the Council's Street Lighting Manager.

**11. CODE NO. 15/0005/RET – 22 PRIORSGATE, OAKDALE, BLACKWOOD, NP12 0EL**

Mrs G. Powell an objector to the application addressed the Committee. The applicant who had been advised declined to speak.

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

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

**12. ITEMS FOR INFORMATION**

The following items were received and noted: -

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Appeals outstanding and decided.

The meeting closed at 7.15 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th April 2015, they were signed by the Chair.

---

CHAIR

This page is intentionally left blank

## PREFACE ITEM

APPLICATION NO.	14/0518/NCC
APPLICANT(S) NAME:	Au Trust SIPP - DM Watts ISS0295
PROPOSAL:	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
LOCATION:	Land North Of Glan-Yr-Afon Glan-Yr-Afon Lane Fleur-de-lis Blackwood

This application was reported to the Planning Committee on the 11<sup>th</sup> March 2015, at which time Members resolved not to accept the recommendation to grant conditional planning permission, but that a further report should be presented with reasons for refusal.

The basis of the Member's decision was that the proposed development of the site for 16 houses would increase traffic movements at the junction of Ford Road with Glan-yr-Afon Lane to the detriment of highway safety. If Members are minded to refuse the application the following reason is presented for consideration: -

- 1) The development of the site for 16 dwellings would increase traffic movements at the junction of Ford Road with Glan-yr-Afon Lane to the detriment of highway safety due to the alignment of the junction and its proximity to another junction to the east. The development would therefore be in conflict with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

Members are advised that the Transportation Engineering Manager has confirmed he would not be able to justify or support a refusal of the planning application on highway grounds, particularly since the number of houses has been reduced from 16 compared to the original 22 granted planning approval in 1999. He notes that the junction of Ford Road with Glan-yr-Afon Lane is an awkward and badly aligned junction with limited scope for improvement but that was the position when planning permission was originally granted in 1999.

Cont'd

Preface 14/0518/NCC Continued

As traffic surveys were not previously carried out, it is not possible to quantify any increase in traffic since that time. He also confirms that accident records held confirm that there have been no road traffic accidents in the vicinity of the application site for nine years since 2006. The arguments put forward regarding the increase in traffic since the original planning approval was granted in 1999 are in general terms not disputed, however it is considered that any increase in traffic is counteracted by the introduction of traffic calming measures in Fleur-de-lis, the effectiveness of which is demonstrated by the lack of any road traffic accidents in the vicinity.

RECOMMENDATION: That Planning Permission is GRANTED in accordance with the attached report and additional conditions referred to at the last meeting of the Planning Committee. However, if Members are minded to refuse permission the reason for refusal is suggested in the above report.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0518/NCC 18.08.2014	Au Trust SIPP - DM Watts ISS0295 C/o Au Trust Ltd Imperial House Imperial Way Newport NP10 8UH	Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years Land North Of Glan-Yr-Afon Glan-Yr-Afon Lane Fleur-de-lis Blackwood

**APPLICATION TYPE:** Development without complying with conds

**SITE AND DEVELOPMENT**

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

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

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

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

Cont'd....

Application Number 14/0518/NCC Continued.

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

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

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

REASON: To protect the river corridor.

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

REASON: To ensure adequate protection to protected species.

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

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

Cont'd....



Application Number 14/0518/NCC Continued.

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

Dimensions: The site amounts to approximately 0.65 hectares.

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

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

### PLANNING HISTORY

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

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

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

2/10477 - Four Dwellings. Refused 27.03.1992.

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

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

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within the settlement boundary.

#### Policies:

##### Strategic Policies

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

Cont'd....

Application Number 14/0518/NCC Continued.

Countywide Policies

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

NATIONAL POLICY

Planning Policy Wales, 7th Edition July 2014

Welsh Government document Manual for Streets,

TAN 5 - Nature Conservation and Planning, TAN 12 - Design, TAN18 - Transport.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

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

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

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

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

Cont'd....

Application Number 14/0518/NCC Continued.

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

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

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

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

Natural Resources Wales -

### ADVERTISEMENT

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

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

Cont'd....

Application Number 14/0518/NCC Continued.

Summary of observations:

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

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?  
There are no specific crime and disorder implications material to the determination of this planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes.

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

Cont'd

Application Number 14/0518/NCC Continued.

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

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

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

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

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

Test ii) There is no satisfactory alternative.

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

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

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

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.

Cont'd....

Application Number 14/0518/NCC Continued.

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

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

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

Comments from public:

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

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

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

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

Cont'd....



Application Number 14/0518/NCC Continued.

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

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

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

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

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

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

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

- residents have not been informed of the application.

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

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

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

Cont'd....

Application Number 14/0518/NCC Continued.

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

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

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

- destroys one of the only green publically accessible areas in the village, which is heavily used by children, dog walkers, cyclists and encourages physical activity and safety from traffic.  
Response. This is private land and any access by the public would be a private trespass.

- An objector also alleges the previous applicants, Westhead Development Ltd were required to remove spoil from the site that they had deposited there from other building projects and to restore the land to its original level making sure no toxic waste remains on site.  
Response. The application has been considered by this Council's Head of Public Protection who has requested standard conditions to deal with any contamination of the site are attached to any consent.

Cont'd....

Application Number 14/0518/NCC Continued.

Other material considerations: None.

In the absence of any other material change it is considered that permission be given in respect of the extension of time implementation of the residential development of the site.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of highway safety.
- 03) Notwithstanding the submitted plans the carriageway of the proposed new access road shall not be less than 5.5metres wide to serve the proposed development.  
REASON: In the interests of highway safety.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, any gates shall be located and fitted so as not to open outwards towards the highway.  
REASON: In the interests of highway safety.
- 05) Notwithstanding the submitted plans the development shall not occupied until details of permanent materials for the construction of the proposed means of access have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be completed in accordance with the agreed details prior to beneficial occupation.  
REASON: In the interests of highway safety.

Cont'd....

Application Number 14/0518/NCC Continued.

- 06) The development hereby approved relates to the details received on 16th January 2015, site layout drwg no.LT1416.04.01 Rev A by the Local Planning Authority.  
REASON: For the avoidance of doubt as to the details hereby approved.
- 07) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 08) Unless otherwise agreed in writing with the local planning authority, all trees and vegetation to the west of the line marked in green on the submitted revised site layout, drawing no LT1416.04.01, shall be protected from development in accordance with BS 5837 prior to the commencement and during the works of construction associated with the development.  
REASON: To protect the river corridor.
- 09) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of public health.
- 10) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.  
REASON: To protect public health.
- 11) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.  
REASON: To prevent contamination of the application site in the interests of public health.

Cont'd....

Application Number 14/0518/NCC Continued.

- 12) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.  
REASON: In the interests of the amenity of the area.
  
- 13) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.  
REASON: In the interests of the amenity of the area.
  
- 14) The treatment of the western boundary of the site with the existing coach depot shall be agreed in writing with the Local Planning Authority and implemented prior to the occupation of the dwellings hereby approved.  
REASON: To reduce the impact of the existing commercial activity on the proposed development.
  
- 15) Where any species listed under Schedules 2, 4 or 5 of The Conservation of Habitats and Species Regulations 2010 is present on the site (or other identified part) in respect of which this permission is hereby granted and a Natural Resources Wales European Protected Species licence is required, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof with the accompanying method statement has been produced to the Local Planning Authority.  
REASON: To ensure adequate protection to protected species:
  
- 16) Prior to the commencement of works associated with the development hereby approved, a method statement shall be submitted for approval to the local planning authority detailing the treatment of Japanese knotweed on site. The treatment of Japanese knotweed shall be carried out in accordance with the approved details  
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act" . Japanese Knotweed (*Fallopia japonica* / *Polygonum cuspidatum*) is included within this schedule. All Japanese knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental

Cont'd....

Application Number 14/0518/NCC Continued.

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

- 17) No development or site/vegetation clearance shall take place until a detailed reptile survey has been carried out by a competent ecologist with proven expertise in reptile surveying. The results of the survey, together with an assessment of the impact of the development on this species and if necessary, details of any proposed remedial measures shall be submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.  
REASON: To ensure that reptiles are protected.
  
- 18) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
  
- 19) Prior to the commencement of any works on site, details of the provision of nesting and roosting sites for bird and bat species within the new buildings shall be submitted to the local planning authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
  
- 20) Prior to the commencement of development an up-to-date Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by a suitably qualified arboriculturist and in accordance with BS5837:2012, shall be submitted for consideration and approval in writing with the Local Planning Authority. Both items will fully account for how the retained trees on site will be suitably protected before, during, and after the development, and also prior to the delivery of any equipment, materials, or plant to the site. Clear details of all working practices will

Cont'd....

Application Number 14/0518/NCC Continued.

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

REASON: In the interests of visual amenity.

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

REASON: In the interests of nature conservation.

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

REASON: To protect the river corridor.

#### Advisory Note(s)

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

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

---

**DEFERREFD FOR SITE VISIT**



## 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**

### 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.



# Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0057/FULL 03.02.2015	Mr R Selway 28 Clos Cae Mawr Penpedairheol Hengoed CF82 7TH	Partially convert garage to a dining room with the remainder being used as a store 28 Clos Cae Mawr Penpedairheol Hengoed CF82 7TH

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: 28 Clos Cae Mawr, Penpedairheol, Hengoed.

House type: This is a two-storey, three-bedroom, semi-detached property located on a relatively modern residential estate within the settlement boundaries of Penpedairheol. The property is situated on a corner plot at the junction of Bron Las with Clos Cae Mawr. Similar residential dwellings are located opposite with the side boundary of a detached property abutting the rear boundary of the site.

The property benefits from a two-storey side extension, which comprises an integral garage on the ground floor, with an extension to the kitchen, and a first floor bedroom. The extension was granted planning approval in 2004 subject to conditions.

Development: Full planning permission is sought in respect of the change of use of the existing garage to habitable accommodation (dining room) with a small part to be used as a store.

Dimensions: The existing garage has a footprint of 5.55m by 4m.

Materials: Face brick with a steel garage door.

Ancillary development, e.g. parking: One off-street parking space is proposed in the side garden.

Cont'd

Application 15/0057/FULL Continued

### PLANNING HISTORY

5/5/94/0090 - Construct 10 no. detached dwellings - Refused 27.04.94.

P/98/0473 - Erect residential development - Granted 09.10.98.

P/04/0117 - Erect extension - Granted 20.05.04.

14/0087/FULL - Convert garage to dining room and store - Refused 25.03.14.

14/0572/FULL - Change part of existing garage to habitable room - Refused 20.10.14.

### 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, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design Considerations - Highways, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards, LDP7 - Householder Developments.

#### NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, TAN 12 - Design, TAN 18 - Transport.

#### 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.

Cont'd

Application 15/0057/FULL Continued

### CONSULTATION

Gelligaer Community Council - No objection providing there is no loss of off-street parking provision.

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

Transportation Engineering Manager - No objection subject to conditions being attached to any consent in respect of parking provision, and the prevention of rainwater run-off into the highway surface water drainage system. He also provides advice to be conveyed to the developer regarding the provision of a vehicular crossover.

### ADVERTISEMENT

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

Response: Three letters have been received.

### Summary of observations:

- objector has been in dispute with applicant for a number of years over parking issues, whereby the applicant insists on parking on the road outside of the neighbouring property, which interferes with the resident's view, which is important to him because he is housebound,
- existing on-street parking congestion and obstruction including commercial vehicles,
- non-compliance with condition attached to original planning approval granted in 2004, which requires the garage to be used for parking,
- disputes proposed parking area is of adequate size,
- questions use of gravel as an appropriate finish for the parking area,
- no legal evidence has been provided regarding permanent transfer of ownership of the neighbour's land,
- no current drop kerb to facilitate the development,
- overdevelopment of the site and loss of green space,
- surrounding area has 28 properties but only 3 working garages,
- parking on the pavement and unneighbourly parking causing difficulties for residents to get onto their drives.

Cont'd

Application 15/0057/FULL Continued

### SECTION 17 CRIME AND DISORDER ACT

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

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this planning application are in respect of highway considerations and amenity and in this respect Policies CW3 and CW2 respectively are relevant.

The proposal is to convert the existing single garage, which is attached to the dwelling into a dining room and store room. Planning consent for this garage was granted in 2004, along with a kitchen extension, and an additional first floor bedroom. When consent was granted, 2 parking spaces was an acceptable level for a property of this size, as residential parking was calculated on the floor area of a dwelling. Following the proposed extension works, the dwelling measured approximately 102m<sup>2</sup> internally, well below the 120m<sup>2</sup> threshold, which would have required 3 spaces. It is worth noting that in accordance with supplementary planning guidance contained in LDP5 Car Parking Standards, a three-bedroom property such as this would now require 3 off-street parking spaces, at a rate of 1 per bedroom, but this is now a maximum standard rather than a minimum.

The property currently has 2 parking spaces, which were secured by condition on the previous consent, by virtue of the garage, which measures approximately 4m x 5.5m and could comfortably accommodate a car, and the driveway in front of the garage. When consent for the garage was granted, a condition was added for the garage to be set back not less than 4.8m from the back edge of the footway, in order to provide a second space in front of the garage.

Cont'd

## Application 15/0057/FULL Continued

That is the current parking arrangement, however as the proposal is to convert the garage, a space must be provided within the curtilage of the site to compensate for this loss. To mitigate the loss of the garage space for parking, the applicant proposes to construct a new parking space to the side of the house fronting Bron Las. There is insufficient land within the curtilage of the applicant's property to accommodate this proposed parking space and two subsequent planning applications reference 14/0087/FULL and 14/0572/FULL have been refused in 2014 for this reason. Consequently, the applicant has indicated that his neighbour at No.7 Bron Las is prepared to allow him to use some of his garden in order to provide the necessary replacement parking space size required. In this respect the current application is supported by written confirmation from the neighbour at 7 Bron Las that he is in agreement to allowing the applicant to utilise additional land from his property to provide sufficient off-street parking provision. This has also been demonstrated on a submitted plan.

Policy SP21 of the LDP considers parking standards and in this respect the Transportation Engineering Manager has raised no objection subject to conditions referred to above. In addition, at the request of the applicant, the Development Manager has visited the site and the applicant has demonstrated that he was able to drive his vehicle onto the proposed parking space easily and that there was plenty of space either side to open the car doors. Having witnessed that he considers it would be difficult to object to the application particularly in view of The Planning Inspectorate's comments at appeal that the parking standards are maximum requirements, and the fact that this is a quiet residential cul-de-sac.

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

Comments from public:

- objector has been in dispute with applicant for a number of years over parking issues, whereby the applicant insists on parking on the road outside of the neighbouring property, which interferes with the resident's view, which is important to him because he is housebound. Response - the obstruction of the highway falls within the jurisdiction of the Police,
- existing on-street parking congestion and obstruction including commercial vehicles. Response - as above, falls within the jurisdiction of the Police,
- non-compliance with condition attached to original planning approval granted in 2004, which requires the garage is to be used for parking. Response - the garage should be made available for the parking of a vehicle but the Local Planning Authority cannot make a resident park their car in their garage,

Cont'd

Application 15/0057/FULL Continued

- disputes proposed parking area is of adequate size. Response - See analysis above,
- questions use of gravel as an appropriate finish for the parking area. Response - The use of gravel could result in chippings spilling onto the highway and as such a condition may be attached to any consent requiring details of permanent materials to be used in the parking space to be submitted for consideration by the Local Planning Authority,
- no legal evidence has been provided regarding permanent transfer of ownership of the neighbours land. Response - Notwithstanding that a Section 106 Agreement may be used to secure the parking provision, it is considered sufficient that the neighbouring resident has confirmed in writing his agreement to allow the use of part of his land to accommodate the parking,
- no current drop kerb to facilitate the development. Response - the applicant will be required to apply for a vehicular crossover where it is required,
- overdevelopment of the site and loss of green space. Response - it is not considered the proposal is over- development. Also there are permitted development rights that would allow the garden to be land surfaced,
- surrounding area has 28 properties but only 3 working garages. Response - as stated above, whilst in planning terms a condition attached to a planning consent may require a garage to be made available for the parking of a vehicle, the choice of whether or not to use the garage is down to the individual,
- parking on the pavement and unneighbourly parking causing difficulties for residents to get onto their drives. Response - matters of obstruction fall within the jurisdiction of the Police.

Other material considerations: None.

In conclusion, it is considered the proposed development is, subject to the imposition of appropriate conditions 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.

Cont'd



Application 15/0057/FULL Continued

- 02) The conversion shall not be occupied until the area indicated on the approved plan for the parking of vehicles has been laid out in accordance with the submitted plans and the requirements of condition (03), 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) Notwithstanding the submitted plans, details of the permanent materials to be used in the provision of the off-street parking space, as shown on drawing no: AL-P-09 and indicated as 'proposed car parking space - gravel material finish, shall be submitted for consideration and approval in writing with the Local Planning Authority. The parking space shall be provided in accordance with the agreed details prior to the commencement of the construction works in respect of the garage conversion hereby approved.  
REASON: In the interests of highway safety.
- 04) Rainwater run-off shall not discharge into the highway surface-water drainage system.  
REASON: In the interests of highway safety.

Advisory Note(s)

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

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

---



# Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0048/RET 30.01.2015	Mr T Rowe 5 Rowan Close Nelson Treharris CF46 6EN	Retain the use of the garage for the storage and maintenance of mining machinery, company vehicles and plant Caeglas Colliery Fochriw Road Fochriw Bargoed

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

## SITE AND DEVELOPMENT

Location: The site is located to the north-east of Fochriw and south-west of Miller Argent's Cwmbargoed Disposal Point.

Site description: The site comprises a fenced compound with a large industrial style building which has been used in connection with a licensed mine on the adjacent site. It is in an elevated position and the garage is visible on the skyline from parts of Fochriw and the common land surrounding the site. Conifers have been planted along the southern boundary and various items of plant, machinery and vehicles are stored outside the garage within the compound.

Development: The application proposes to retain the garage to store and maintain mining plant and machinery for a period of ten years. The applicant states that the site is used for his business, which provides a service to the Cwmbargoed disposal point and the Ffos Y Fran land reclamation scheme. The garage is used to service vehicles and to store plant and machinery when it is not in use.

It is also proposed to extend the site compound onto land currently owned by this Council to provide additional security. The applicant states that due to the remoteness of the site and the access afforded by the footpath, which runs alongside it, the garage has been subject to break-ins and vandalism. He proposes to erect security fencing along the new boundary.

Dimensions: The garage measures 20 metres wide by 23 metres long and the height is approximately 6.1 metres to the ridge. The extended compound is 0.3 hectares in area (0.14 existing and 0.16 additional).

Cont'd

Application 15/0048/RET Continued

Materials: The garage is a steel frame building. The roof and walls are green painted profile metal sheeting.

Ancillary development, e.g. parking:

### PLANNING HISTORY

P/02/0265 - First periodic review of planning conditions (Environment Act 1995) - Pending Consideration.

11/0897/NCC - Continued use of the garage for the purposes of maintenance and storage of company vehicles and equipment until such times as mining is re-commenced without compliance with conditions 2, 11 and 14 of consent reference 5/5/96/0057 dated 25 March 1996. Refused 5 September 2013.

13/0732/MIN - Mine approximately 6 million tonnes of coal from the Nant Llesg Surface Mine - Pending Consideration.

13/0799/CLEU - Storing and servicing of company vehicles, plant and mining machinery, Heavy Goods Vehicle operating licensing centre with VOSA. Registered business address for waste carriers licence, which has been in operation for the last 17 years - Pending consideration.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within a Visually Important Local Landscape (VILL), a coal safeguarding area, and adjacent to a Site of Importance for Nature Conservation (SINC).

Policies: CW2 (Amenity), CW3 (Highways), CW4 (Natural Heritage Protection), CW19 (Rural Development), CW20 (Building's in the Countryside) and CW15 (General Locational Constraints).

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

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd

Application 15/0048/RET Continued

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within a coal mining development risk assessment referral area but no new built development is proposed.

### CONSULTATION

Countryside And Landscape Services - LDP policies seek to remove industrial debris and reclaim post industrial and mining sites (Appendix 2 of the LDP). The long-term objective is to restore the natural landscape. If the original approved use of the site has ceased it should be restored to a natural landscape. If not, the scale and impact of the site should be reduced through the removal of unnecessary buildings and surplus materials and general rationalisation of the site.

Rights Of Way Officer - Bridleway 146 in the community of Gelligaer crosses the site and must not be obstructed. If security fencing is installed around the site and PROW, the PROW must be diverted by formal process and an alternative path constructed.

Transportation Engineering Manager - No objection.

Head Of Public Protection - The site is at a former colliery and there is a risk of contamination. Although the building is existing, there may be a danger of gas. Conditions to address the matter should be imposed.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of site notices at the entrance and in Fochriw. The adjoining landowner has been notified by letter.

Response: No representations have been received.

### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?  
The development does not have a significant impact on crime and disorder.

Cont'd

EU HABITATS DIRECTIVE

A survey was carried out in March 2012 to determine whether bats were present on the site and to assess the site, with the exception of the additional land, for the potential to provide habitat suitable for great crested newts and otters. The assessment found no evidence of bats on the garage site but noted that derelict buildings within the adjoining mine site had the potential to provide lying up sites for otters and hibernation sites for great crested newts. The grassland within the wider site also has the potential to provide some limited great crested newt terrestrial habitat. Countryside Council for Wales (now Natural Resources Wales) were consulted and raised no objection subject to the inclusion of a condition concerning a method statement to take account of protected species.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: Policy CW15 states that outside settlement boundaries proposals will not be permitted unless the proposed development is associated with agriculture, forestry or the winning and working of minerals or conversion of rural buildings or leisure and tourism proposals that are suitable in a rural location or the provision of public utilities or associated with the reclamation of derelict or contaminated land. The proposed development does not fall within those categories. However it has some connections with the mine on the adjoining site and the current proposal is for temporary development on a timescale, which aligns with that of the mine.

Allowing the proposal would enable the applicant to retain the garage for use in connection with Cae Glas colliery in the event that mining recommenced at the site. It would also enable the current service to existing mining operations in the local area to be maintained in a sustainable manner, while ensuring that the site is restored in the longer term in line with policy CW15.

Policy CW2 requires development proposals to demonstrate that there is no unacceptable impact on the amenity of adjacent land and that they would not constrain the development of neighbouring sites for their identified use. The main impact is visual impact as the garage is in a prominent location. The nearest houses are located at a distance of approximately 180 metres and, subject to the imposition of appropriate conditions; it is not considered that any loss of amenity would be significant. The common land and footpaths around the site are used by walkers but the proposed use appears to be small scale and intermittent.

Cont'd

## Application 15/0048/RET Continued

Policy CW4 states that proposals that affect VILLs will only be permitted where they conserve and enhance the distinctive characteristics of the VILL. The development does not conserve or enhance the characteristics of the VILL. However, it is an existing structure and there is some justification for the garage in this location because of its links to mining in the area.

Comments from Consultees: Comments from Countryside and Landscape Services Manager are addressed above. In terms of the Head of Public Protection's comments about remediation of contaminated land, the surface of the site will not be disturbed except for the erection of a fence around the additional land. A footpath/ bridleway currently crosses the site. There is a separate legal framework and procedure for diverting footpaths and this should be drawn to the applicant's attention in any consent granted.

Comments from public: No comments received.

### Other material considerations:

#### Site history

Permission was granted for the garage retrospectively in March 1996 when the small mine was still operational. A condition was attached requiring the removal of the garage on or before 31 December 2011, the same expiry date as the small mine. In addition, a requirement was imposed that the garage should only be used for purposes incidental to the mining operations carried out at the site. However, the applicant claims that he did not receive the decision notice and that, if he had, he would have appealed against that condition.

In December 2011 applications were made to extend the life of the small mine and to retain the garage on a permanent basis without complying with the conditions outlined above. Permission was granted for the mining operation until 31 December 2024, which is the date when coal extraction and ancillary development at sites in the Heads of the Valleys area is expected to come to an end. However, the garage had been permitted on a temporary basis in a location where it would not normally be allowed if it were not for the association with the mining operation. The applicant's proposal not to comply with the condition was therefore contrary to policies in the local development plan seeking to protect the countryside and permission was refused.

Cont'd

## Application 15/0048/RET Continued

In November 2013 the applicant submitted an application for a certificate of lawful existing use based on his claim that the decision notice had not been received and the garage had been in more general use since 1996. In an application of this type the onus of proof is on the applicant to supply evidence that the use has taken place continually for at least ten years. In this case, officers did not consider that the evidence supplied, together with evidence held by the council, was conclusive.

The applicant wishes to use the garage as an operating centre for Cae Glas Colliery Ltd. The company has contracts with Miller Argent to periodically remove silt from lagoons at the Ffos Y Fran opencast site and the Cwmbargoed Disposal Point and washery. The company's plant, machinery and vehicles have also been used in connection with Celtic Energy's opencast sites in south Wales and for the dismantling of buildings at the Brown Lennox site in Pontypridd.

### Conclusion

Whereas the previous application for retention of the garage sought a permanent permission, this application seeks to retain the garage for ten years. Cae Glas mine is not currently operational but has consent until 31 December 2024 and Ffos Y Fran surface mine and Cwmbargoed Disposal Point also have time limited permissions until that date. While restoration of the site would be delayed if permission was granted, there is merit in the garage remaining for the same timescale as existing mining permissions in the area to provide a local service.

### RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The use of the garage shall cease and the buildings and means of enclosure to which this permission relates shall be removed by 31 December 2024 or within 12 months of the permanent cessation of activities at the site, whichever is the earlier, in accordance with the relevant conditions below.  
REASON: The development is of a type not considered visually suitable for permanent retention outside the settlement in the open common.

Cont'd



Application 15/0048/RET Continued

- 03) No lighting or floodlighting other than that specified in the application and supporting documents shall be used on the site without the prior written approval of the Local Planning Authority.  
REASON: To minimise nuisance and disturbance to neighbours and the surrounding area and to protect biodiversity interests.
- 04) Prior to the commencement of any works of vegetation clearance in habitat areas suitable for otters or great crested newts a method statement including timing, duration of works and actions to be taken if the species are encountered, shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed method statement.  
REASON: In the interest of European protected species.
- 05) Prior to the commencement of the erection of the proposed boundary enclosure a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved.  
REASON: In the interests of the visual amenities of the area.
- 06) Between the hours of 19.00 and 07.00 hours the noise levels arising from the development shall not exceed 42dB LAeq, 1 hour free field at any noise sensitive property in Fochriw.  
REASON: To safeguard the amenity interests of local residents.
- 07) Between the hours of 07.00 and 19.00 hours the noise levels arising from the development shall not exceed 55dB LAeq 1 hour free field at any noise sensitive property in Fochriw.  
REASON: To safeguard the amenity of local residents.
- 08) All vehicles, plant, equipment and materials associated with the use of the garage shall be stored within the building. No vehicles, plant machinery or materials shall be stored in the open within the compound.  
REASON: To safeguard the amenity interests of the local area.

Cont'd

Application 15/0048/RET Continued

- 09) The site shall be reclaimed and restored in accordance with a scheme to be submitted for approval by the Local Planning Authority by 31 December 2020 or within three months of the permanent cessation of activities hereby approved at Cae-Glas Colliery, whichever is the earlier. The scheme shall include details of: -
- i) The aftercare of the site that shall be for a period of not less than five years
  - ii) The spreading of soil or soil forming material including the depth and method of placement and machinery to be used;
  - iii) Method of drainage of the restored site;
  - iv) Grass seeding of restored areas with a suitable herbage mixture.

From 31 December 2024 or within six months of the permanent cessation of activities, the site shall be restored and maintained thereafter in accordance with the approved scheme for a period of not less than five years.

REASON: To ensure that the site is restored satisfactorily to a condition capable of beneficial after use and in the interests of the visual amenity of the area.

- 10) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: CGM / 1113 /A /S1 / B received on 30 January 2015.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 11) Any oil, fuel, lubricant or other potential pollutants shall be handled on the site in such a manner as to prevent the pollution of any watercourse or aquifer and shall be stored in tanks or other suitable containers which shall be sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bunded compound.  
REASON: To minimise the risk of pollution of watercourses and aquifers.

Cont'd

Application 15/0048/RET Continued

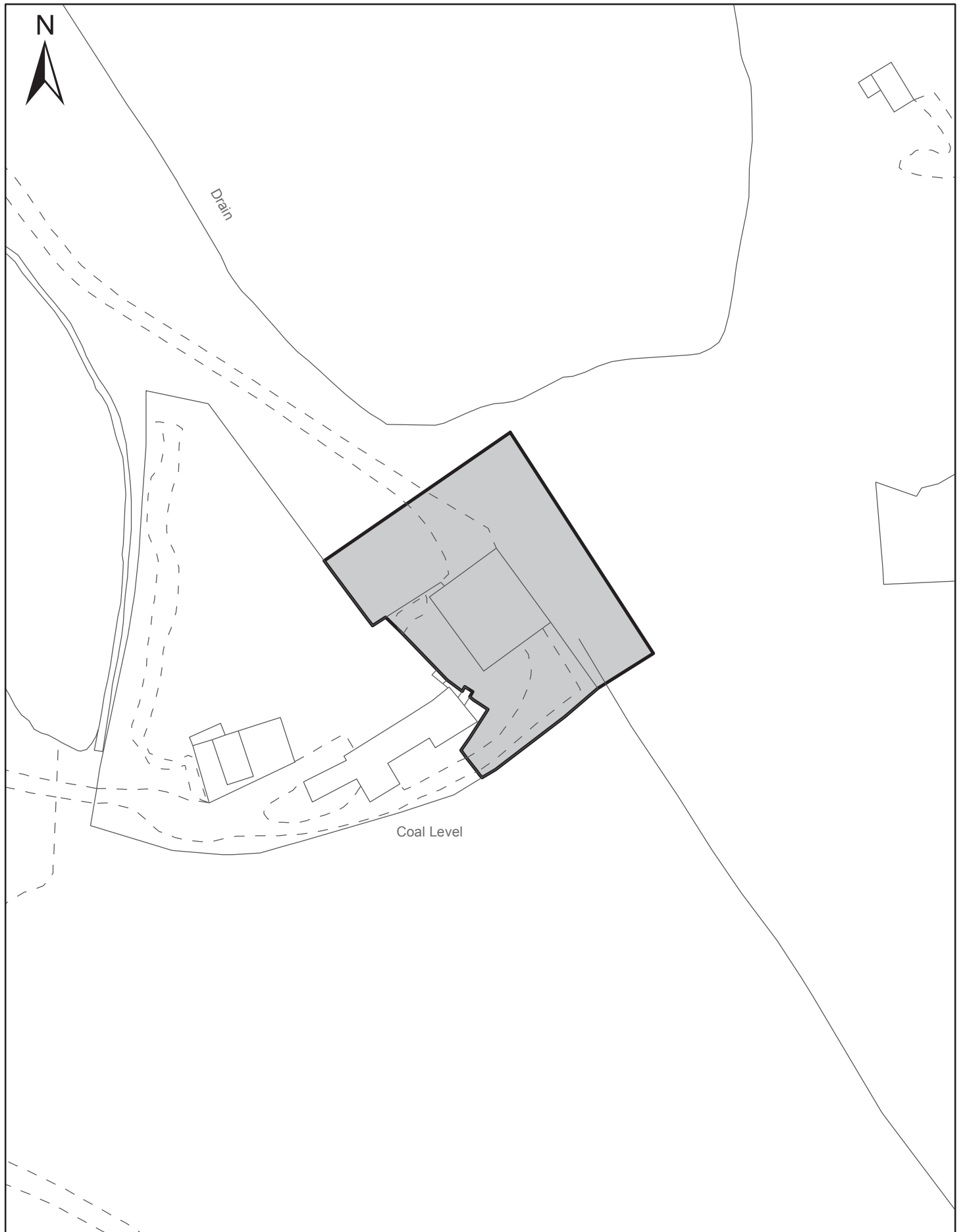
Advisory Note(s)

Please find attached the comments of the Countryside and Landscape Services Manager in respect of bridleway 146 in the community of Gelligaer that are brought to the applicant's attention.

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:  
NH2.1- Visually important local landscapes and CW4- Natural heritage protection,  
CW15 - General locational constraints.

The applicant is advised by Head of Public Protection that there is possible contamination of the site. To protect health, it is therefore recommended, that a scheme of ground investigation and a risk assessment be undertaken to identify the extent of the contamination and the measures to avoid risk in the continued occupation of the site.

---



# Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0102/FULL 23.02.2015	Mr C Jones 44 Brynheulog Street Penybryn Hengoed CF82 7GD	Construct new double garage with storage above 44 Brynheulog Street Penybryn Hengoed CF82 7GD

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: Land at 44 Brynheulog Street, Penybryn.

Development: It is proposed to erect a detached double garage with first floor storage area within the front curtilage area of a semi detached dwelling. This application is reported to planning committee because the agent is employed by the council.

Dimensions: The garage has a footprint of 6.7m by 6.2m at its widest excluding a small overhang of the eaves. It has a pitched roof measuring 5.7m to the ridge. There is a step in the garage footprint and roof to accommodate the garage at its closest point to the main dwelling.

Materials: Blockwork with a rendered finish to match dwelling and concrete roof tiles. Powder coated double width garage door.

Ancillary development, e.g. parking: None.

## PLANNING HISTORY

No previous planning history.

## POLICY

## LOCAL DEVELOPMENT PLAN

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

Cont'd

Application 15/0102/FULL Continued

Policies: Policies SP6 (Place Marking), CW2 (Amenity) and advice contained within Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

#### NATIONAL POLICY

Planning Policy Wales and Technical Advice Note 12 (Design).

#### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

#### COAL MINING LEGACY

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

#### CONSULTATION

Dwr Cymru - The development site is crossed by a public sewer.

Gelligaer Community Council - Raises no objections to the development.

#### ADVERTISEMENT

Extent of advertisement: Ten neighbouring properties were consulted and a site notice was displayed near the application site. At the time of preparing the report the consultation period has yet to elapse.

Response: One letter was received objecting to the application.

Summary of observations: The garage would shadow a side garden area which already receives little sunlight and as a result would receive no sunlight. It would block the view up Brynheulog Street.

#### SECTION 17 CRIME AND DISORDER ACT

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

Cont'd

Application 15/0102/FULL Continued

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: It is considered that the proposed garage would have an unacceptable impact on the character of the area. It is acknowledged that the footprint of the existing dwelling house is at an oblique angle to the road. However in this part Pen-Y-Bryn the orientation and siting of pairs of semi detached properties in that form is replicated along the junctions of the east-west link road with Brynheulog Street, Troisant Crescent and Cylla Street. In this context the position and scale of the proposed garage, forward of principal elevation would be highly visible within the street scene and by virtue of its height and massing it would be overly dominant in relation to the host dwelling and surrounding properties. This is considered to be contrary to Policy SP6 (Place Making), criterion B which requires a high standard of design that reinforces attractive qualities of local distinctiveness. It is also contrary to the advice within note 3 of the adopted Supplementary Planning Guidance document LDP 7 (Householder development). Furthermore the development is contrary to national planning guidance with Planning Policy Wales which states "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs." (PPW paragraph 4.11.9).

It is noted that there are examples of single storey structures in front garden curtilages within the application site's vicinity but the proposed development, which includes an upper floor, is considered to be materially different in both its siting in relation to the host dwelling and in its overall scale.

The scale of the development would also lead to an unacceptable loss of light to the side amenity area of the neighbouring property number 33 Troisant Crescent, contrary to policy CW2.

Comments from consultees: Welsh Water indicates the presence of a sewer crossing the site. This matter can be drawn to the attention of the applicant.

Comments from public: The concerns from the adjacent resident to the site relating to impact from the development on amenity specifically in relation to loss of light to a side garden area is supported as discussed above.

Other material considerations: None.

Cont'd

Application 15/0102/FULL Continued

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposed development by virtue of its siting, design and scale fails to relate well to the host dwelling and the character of the area adversely impacting on local visual amenity contrary to the objectives of Chapter 4 of Planning Policy Wales, criterion B of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 Policy SP6 (Place Making) and its Adopted Supplementary Planning Guidance LDP 7 (Householder Development).
  - 02) The development by virtue of its size would significantly overshadow the garden area of the adjacent residential dwelling having an unacceptable impact on their amenity contrary to criterion A of Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 Policy CW2 (Amenity).
-





This page is intentionally left blank

# Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0001/RET 13.01.2015	Mr A Morris Ironbridge Cottage Draethen Newport NP10 8GB	Retain footpath Land At Iron Bridge Draethen Newport

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

## SITE AND DEVELOPMENT

Location: On land at Ironbridge, Draethen, on the north-eastern side of the road between Draethen and Michaelston.

Site description: Field parcel, in use for grazing. Rises steeply away from the River Rhymney/valley bottom, towards the roadside, near the field boundary with Tresguthan Farm.

Development: Retention of footpath.

Dimensions: The length of the proposed permissive footpath is approximately 220 metres. The width of the footpath varies and is mostly unconstrained along its length, except for at both ends where timber railings (adjacent to the steps near the road; and, adjacent to the river bank) reduce the width to approximately 1 metre and 1.5 metres respectively.

Materials: The path is made up of various finishes: timber is used for the steps construction; gravel is laid along part of the footpath near the river bank; but along most of its length through the pasture, the pathway is grazing land/turf which is already worn due to general usage.

Ancillary development, e.g. parking: None.

## PLANNING HISTORY

14/0777/FULL - Construct a footpath/public right of way diversion. - Application returned.

## POLICY

Cont'd

Application 15/0001/RET Continued

### LOCAL DEVELOPMENT PLAN

Site Allocation Outside settlement limits.

Policies: SP5 (Settlement Boundaries); CW2 (Amenity); CW3 (Design Considerations: Highways); CW15 (General Locational Constraints).

National Policy: Paragraph 4.10.9 of Planning Policy Wales (2010) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

### 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? This is not an issue in this case.

### CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objections.

Senior Engineer (Land Drainage) - No adverse comments.

Countryside And Landscape Services - No comments.

Rights Of Way Officer - No objection but makes comments of which the applicant should be advised.

Cont'd

Application 15/0001/RET Continued

Draethen, Waterloo & Rudry Community Council - There is objection on the grounds that the proposed footpath is not truly accessible to those with disability.

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

### ADVERTISEMENT

Extent of advertisement: Three neighbours notified, and site notice displayed.

Response: One neighbour objects, and a local interest group register their concerns, and also raise objection.

Summary of observations: (1) The path is not disability friendly; (2) The egress of the path onto the road is directly onto a section of road that has poor visibility, being close to a bend, and would result in walkers coming into contact with motorists more quickly than the existing Public Right Of Way (P.R.O.W.); (3) It is alleged that the proposal to retain this footpath is a surreptitious attempt to divert the P.R.O.W., and that the reasons given for the diversion are disingenuous; (4) The footpath creates a break in the connectivity of a hedgerow that has the potential for dormice, which may have a detrimental impact upon the dormouse population; (5) It is alleged that the supporting information is misleading, claiming that the footpath has no 'negative effects' upon the local, natural and historic heritage; and (6) The location of the proposed footpath is adjacent to a neighbouring property, whose owners are concerned that the proximity of members of the public walking the path so close to their boundary introduces the potential for breach of security of their property.

### SECTION 17 CRIME AND DISORDER ACT

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

There are no specific crime and disorder issues in this instance. Neighbours have mentioned a breach of security as a concern but this would be the case with many public footpaths adjacent to residential properties, and on balance should not militate against this proposal.

Cont'd

Application 15/0001/RET Continued

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A South East Wales Biodiversity Records Centre (SEWBReC) planning data search has been undertaken and there are several records for Dormice within close proximity to the newly created and original footpath. The newly created break within the hedgerow has caused a barrier for the movement of Dormice through the local area. A planning condition should be attached to address this situation.

Is this development Community Infrastructure Levy liable? This development is not CIL liable.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is the effect the proposal will have on the character of the countryside. In that regard it should be noted that the only element of construction 'above' ground level is the flight of steps, and timber hand rails, as the path meets the road, and also near the river bank. As such it is considered that the path would not have a detrimental impact on the character of the countryside.

Comments from consultees: Draethen, Waterloo and Rudry Community Council raise objection on the grounds that the footpath is not easily accessible to those with disability. This reason was also raised by other interested parties, and the response is shown below.

Comments from public: In response to the concerns and objections from correspondents:

(1) The path is not 'disability friendly', but neither is the existing P.R.O.W. fully 'disability friendly'. The proposed pathway is intended as an alternative for walkers, and it would be their choice whether they wish to walk in front of the owner's house or not. Equally, disabled walkers still have the option to traverse the P.R.O.W.; (2) In respect of highway safety, the Transportation Engineering Manager raises no objection to the proposal; (3) In this instance, it is not the role of the Local Planning Authority to judge the intentions of the applicant, but merely the planning merits of the proposal. The future of the P.R.O.W. is a matter to be dealt with under other legislation; (4) The new footpath has resulted in creating a break in the hedgerow that runs along the main road. Dormice are known to only move along and through vegetation and very rarely move along the ground as this makes them prone to predation.

Cont'd

Application 15/0001/RET Continued

Therefore, this newly created break within the hedgerow has caused a barrier for the movement of Dormice through the local area. In order for the Dormice to resume their movement through the local area then some planting of hazel will be required at either side of the break that has been made in the hedgerow. The hazel trees will need to be planted so that they grow towards each other creating a high point where they meet. This will then create a link over the broken hedgerow for the Dormice and will need to be kept at a height where it won't cause problems for people using the footpath; (5) The supporting information provided by the applicant, in the form of a Design and Access Statement, is scrutinised along with all of the submitted information; and, (6) In respect of the neighbour who has a concern about a potential breach of security of their property, it should be noted that this footpath would be a permissive footpath only, and the permission would not encourage any breach of security of any neighbouring land.

Other material considerations: In relation to the P.R.O.W. perspective, the applicant is entitled to create a permitted path, subject to planning permission, and there is no other legal process for this. The landowner is effectively inviting users onto his land and can take this invitation away at any time. The landowner can erect signage pointing the public in the direction he wishes them to go but is not allowed to use signage which may be misleading to the public regarding the legal right of way. The legal public footpath route would still need to be made available for the public to use but he can actively ask politely if they would like to use the alternative route he has provided. Materials used and any formal construction are matters to be determined within the scope of the planning application.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) A plan showing the details of hazel planting at the breaks within the hedgerow to re-create the linkage for the Dormice shall be submitted to and agreed in writing by the Local Planning Authority within 8 weeks of the date of this consent. The plan shall include the species, numbers, location of planting, the height/age, and the timing of its implementation.

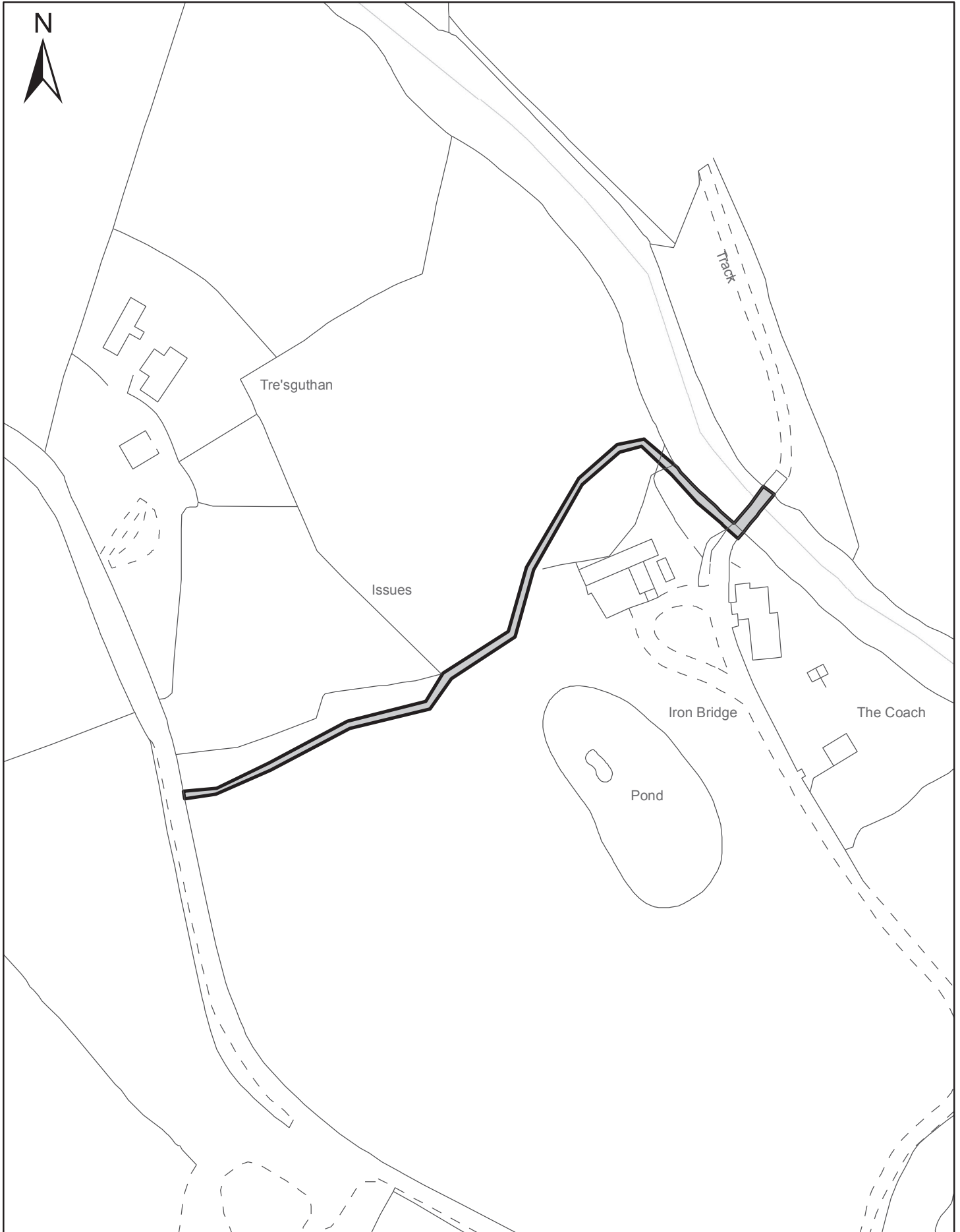
REASON: To ensure adequate protection and mitigation for protected species.

Advisory Note(s)

Please find attached the comments of Glamorgan/Gwent Archaeological Trust, Rights of Way Officer and the Council's Ecologist 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 and CW15.

---





## APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
14/0795/NCC 20.11.2014	Caerphilly Golf Club Mr D Oliver Pencapel Mountain Road Caerphilly CF83 1HJ	Vary Condition 03 of planning consent 10/0764/OUT to extend the period of time for the submission of the reserved matters Land Adjoining 12 Mountain Road Caerphilly CF83 1HJ	Granted 02.03.2015
14/0846/NCC 17.12.2014	Mr A Thomas Fairoak Corbetts Lane Pwllypant Caerphilly CF83 3HX	Remove Condition 21 (Code for Sustainable Homes) of application 09/0949/NCC (Erect three two-storey dwellings) Land Adjacent To Fairoak Corbetts Lane Pwllypant Caerphilly	Granted 02.03.2015
15/0008/FULL 05.01.2015	Gelligaer Community Council Llwyn Onn Penpedairheol Hengoed CF82 8BB	Carry out elevational alterations Gelligaer Community Council Office Llwyn Onn Penpedairheol Hengoed	Granted 02.03.2015
15/0009/FULL 06.01.2015	Mrs P Hobrough 9 Coggins Close Caerphilly CF83 1ST	Convert existing garage into study and erect single-storey garage extension to side of house 9 Coggins Close Caerphilly CF83 1ST	Granted 02.03.2015
15/0012/FULL 07.01.2015	Mr G Jones 128 Llancayo Street Bargoed CF81 8TP	Convert attic 128 Llancayo Street Bargoed CF81 8TP	Granted 02.03.2015
15/0014/FULL 07.01.2015	Mr A Morgan 26 Warne Street Fleur-de-lis Blackwood NP12 3RS	Erect a first floor extension on existing ground floor extension to the rear of the building 1 River Terrace Pengam Blackwood NP12 3XB	Granted 02.03.2015

15/0011/COU 07.01.2015	Mr C Bullen 2 Caldicot Close Grove Park Blackwood NP12 1HH	Change the use from B2 to B8 for flooring trade sales, new hardstand to rear, new rear entrance, new pedestrian entrance to front and provide signage to the front of the building Unit 2 Darren Drive Prince Of Wales Industrial Estate Abercarn	Granted 04.03.2015
14/0829/COU 11.12.2014	Mrs M Williams 38 Commercial Street Aberbargoed Bargoed CF81 9BW	Convert ground floor commercial unit into a one bedroom flat 38 Commercial Street Aberbargoed Bargoed CF81 9BW	Granted 09.03.2015
14/0833/FULL 15.12.2014	Mr & Mrs G Short 80 Cwm Braener Pontllanfraith Blackwood NP12 2DS	Demolish existing bungalow and replace with new bungalow/low eaves dwelling in a similar location of modern construction Mount View The Graig Cwmcarn Newport	Granted 09.03.2015
14/0849/RET 18.12.2014	Mr S Matthews 31 Clos Coed Bach Blackwood NP12 1GT	Retain a new rear garage, a new gate to the rear and convert existing garage to utility room and office and provide landscaping to the rear garden 31 Clos Coed Bach Blackwood NP12 1GT	Granted 09.03.2015
15/0083/NOTD 09.02.2015	Ixion Developments Limited C/o GVA Mr O Griffiths One Kingsway Cardiff CF10 3AN	Demolish former school Former Blackwood Junior School Pentwyn Road Blackwood NP12 1HN	Prior Approval Not Required 09.03.2015
15/0024/FULL 13.01.2015	Mr I Wadelin 8 Chartist Court Pontymister Risca Newport NP11 6LB	Erect wooden shed 8 Chartist Court Pontymister Risca Newport	Granted 10.03.2015

15/0025/FULL 13.01.2015	Mr L Harrison Mayfield West Ville Abertysswg Tredegar NP22 5BD	Erect a four bedroom detached dwelling Land At Plot 1 Carn-Y-Tyla Terrace Abertysswg Tredegar	Granted 10.03.2015
15/0026/FULL 13.01.2015	Mr S Bowen 46 Alexander Street Abertysswg Tredegar NP22 5AJ	Erect a four bedroom detached dwelling Land At Plot 2 Carn-Y-Tyla Terrace Abertysswg Tredegar	Granted 10.03.2015
14/0705/FULL 04.11.2014	Mr J Brace C/o DTB Design Mr D Thomas 286 North Road Cardiff CF14 3BN	Erect rear and side extensions 13 Clos Gwaun Gledyr Caerphilly CF83 2BD	Granted 11.03.2015
14/0826/FULL 11.12.2014	Mr & Mrs A Mile 16 Clos Enfys Caerphilly CF83 1SB	Erect single-storey rear extension 16 Clos Enfys Caerphilly CF83 1SB	Granted 11.03.2015
14/0840/FULL 17.12.2014	Mr J Chatters The Caravan 15 Heol Fawr Nelson Treharris CF46 6NW	Demolish single-storey extension and construct a two-storey extension 15 Heol Fawr Nelson Treharris CF46 6NW	Granted 11.03.2015
14/0851/FULL 19.12.2014	Mrs S Wedlake 28 Llyswen Penpedairheol Hengoed CF82 7TP	Erect single-storey extension and rear loft conversion to include dormer 28 Llyswen Penpedairheol Hengoed CF82 7TP	Granted 11.03.2015
15/0028/OUT 14.01.2015	Mrs D Gwyther Cascade House Pengam Road Penpedairheol Hengoed CF82 8BX	Erect a 3 or 4 bedroom detached dwelling Land Adjacent To 7/8 Sheen Court The Walk Ystrad Mynach Hengoed	Granted 11.03.2015
13/0873/OUT 23.12.2013	Llanover Estate Mr M Lennon 23A Gold Tops Newport NP20 4UL	Erect housing development (eight dwellings) Land At Park Road Newbridge Newport	Granted 12.03.2015
15/0004/FULL 05.01.2015	Mr I Boucher 1 Penylan Road Argoed Blackwood NP12 0AU	Replace domestic garage Gelynos Garage Penylan Road West Urban Lane Rear Of Penylan Road Argoed	Refused 12.03.2015

15/0005/RET 05.01.2015	Mrs L Gwilt 22 Priorsgate Oakdale Blackwood NP12 0EL	Retain wooden fence to front of property 22 Priorsgate Oakdale Blackwood NP12 0EL	Granted 12.03.2015
14/0704/FULL 13.10.2014	Mr R Davies Bedlwyn 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 Bedlwyn Farm Cefn-Rhychdir Road Phillipstown New Tredegar	Granted 13.03.2015
14/0814/LA 05.12.2014	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	Granted 13.03.2015
14/0852/NCC 22.12.2014	Mr G Williams 1 Edgehill Pontllanfraith Blackwood NP12 2NZ	Remove Condition 09 of planning application 13/0587/FULL (Erect two one-bedroom self-contained flats) 1 Edgehill Pontllanfraith Blackwood NP12 2NZ	Granted 13.03.2015
15/0034/FULL 16.01.2015	Mr N L Angell 1 Pendinas Avenue Croespenmaen Newport NP11 3GP	Erect first floor dormer extension 1 Pendinas Avenue Croespenmaen Newport NP11 3GP	Granted 13.03.2015

15/0002/FULL 29.12.2014	Vodafone Limited & CTIL Vodafone House The Connection Newbury RG14 2FN	Replace existing 17m telecommunications column mast and antennas with a new 17.5m column mast and six antennas and two dishes together with three equipment cabinets and ancillary works and fencing Vodafone Base Station Fern Court Fern Close Pen-y-fan Industrial Estate	Granted 17.03.2015
15/0003/FULL 30.12.2014	Mr G Rutter 20 Tenby Court Hendredenny Caerphilly CF83 2UE	Construct two-storey side extension and single-storey rear extension 20 Tenby Court Hendredenny Caerphilly CF83 2UE	Granted 17.03.2015
15/0013/FULL 08.01.2015	Mr J Carter 2 Holly Road Ty Sign Risca Newport NP11 6HX	Erect two-storey extension for lounge, bedroom and en-suite shower to side elevation 2 Holly Road Ty Sign Risca Newport	Granted 17.03.2015
15/0047/CLPU 20.01.2015	Mr P Bailey 5 Cleveland Drive Trenewydd Park Risca Newport NP11 6RD	Obtain a Lawful Development Certificate for the proposed single-storey extension forming an internal porch and w.c. to the north of the property 5 Cleveland Drive Trenewydd Park Risca Newport	Refused 17.03.2015
15/0050/COU 20.01.2015	Mr N Young 50 Commercial Street Risca NP11 6BA	Change use of the ground floor from A1 use to a laundrette (sui generis use) 103 Commercial Street Pontymister Risca Newport	Granted 17.03.2015
15/0051/FULL 20.01.2015	Mr I Townsend Ty Croeso Abertridwr Road Penyheol Caerphilly CF83 2AP	Carry out alterations to the ground floor and provide a dormer extension to the side of the first floor Ty Croeso Abertridwr Road Penyrheol Caerphilly	Granted 17.03.2015
14/0472/OUT 02.07.2014	Mr & Mrs Evans 29 Ty Fry Road Aberbargoed Bargoed	Erect residential development (15 plots) Land To The Rear Of Ty Fry Road Aberbargoed Bargoed	Granted 18.03.2015
15/0059/FULL 22.01.2015	Mr M Jones 10 Pendarren Street Penpedairheol Hengoed CF82 8BZ	Erect single-storey flat roof extension 10 Pendarren Street Penpedairheol Hengoed CF82 8BZ	Granted 18.03.2015

14/0734/FULL 24.11.2014	Mr N Stook 19 Orchard Street Phillipstown New Tredegar NP24 6BU	Erect agricultural building to replace derelict containers Land At Coed Cefn Rychdir New Tredegar	Granted 19.03.2015
15/0058/ADV 22.01.2015	One Stop Stores Ltd Apex Road Brownhills Walsall West Midlands WS8 7HU	Erect various signage 3-4 The Circle Manor Road Pontllanfraith Blackwood	Granted 19.03.2015
14/0635/COU 23.09.2014	Mr S Tom Phillip Tom And Sons Beaconsfield House 155A Commercial Street Newport Road Pontymister Risca Newport NP11 6EY	Change the use from B1/B2 industrial to B8 storage of motor vehicles associated with adjacent commercial premises, and erection of five-car garage, store and all associated works Rowecord Engineering Commercial Street Newport Road Pontymister	Granted 23.03.2015
14/0769/FULL 30.10.2014	Mr K Chamberlain 11 Stryd Hywel Harris Ystrad Mynach Hengoed CF82 7DN	Erect two-storey extension 11 Stryd Hywel Harris Ystrad Mynach Hengoed CF82 7DN	Granted 23.03.2015
15/0016/FULL 09.01.2015	Mr G Croll 19 Virginia View Caerphilly CF83 3JA	Replace existing pre-cast concrete garage with asbestos roof with a new spar style garage 19 Virginia View Caerphilly CF83 3JA	Granted 23.03.2015
15/0018/FULL 12.01.2015	Mr N O'Shaughnessy 1 Heol Waun Fawr Caerphilly CF83 1SA	Erect two-storey side extension 1 Heol Waun Fawr Caerphilly CF83 1SA	Granted 23.03.2015
15/0063/FULL 26.01.2015	Mrs S Bugler-Lyons 17 Plas Road Fleur-de-lis Blackwood NP12 3RJ	Re-roof and raise the existing dormer roof 17 Plas Road Fleur-de-lis Blackwood NP12 3RJ	Granted 23.03.2015

15/0046/LA 29.01.2015	Caerphilly County Borough Council Mr S Couzens Housing Services Cherry Tree House Carlton Drive Crumlin Newport NP11 4PA	Retain the change of use from office to three bedroom semi- detached house 1 Farm View Britannia Blackwood NP12 3TW	Granted 24.03.2015
15/0017/FULL 09.01.2015	Mr R Porter 35 John Street Cwmcarn Newport NP11 7EH	Demolish existing dilapidated garage and replace with pre- cast concrete spar finish garage 35 John Street Cwmcarn Newport NP11 7EH	Refused 25.03.2015
15/0022/COU 13.01.2015	Mr N Das The Surgery South Street Bargoed CF81 8SU	Convert existing surgery to a two bedroom dwelling The Surgery Bryn Road Cefn Fforest Blackwood	Granted 25.03.2015
15/0036/FULL 14.01.2015	Mr Howell 112 Mill-race Abercarn Newport NP11 4TP	Replace lean-to front porch with a tiled roof and dwarf wall style porch 112 Mill-race Abercarn Newport NP11 4TP	Granted 25.03.2015
15/0027/FULL 13.01.2015	Mr P Marsden 114 Treowen Road Treowen Newport NP11 3DQ	Demolish a single-storey rear building and erect a two-storey rear extension 114 Treowen Road Treowen Newport NP11 3DQ	Granted 26.03.2015
15/0019/FULL 12.01.2015	Mr D Lewis Gelli Farm Tredegar Road Cwmgelli Blackwood NP12 1BZ	Erect a menage to rear of stable Gelli Farm Tredegar Road Cwmgelli Blackwood	Granted 27.03.2015
15/0040/FULL 20.01.2015	One Stop Stores Ltd Apex Road Brownhills Walsall West Midlands WS8 7TS	Install air conditioning plant within a new plant room at the rear of the building, with external louvre, install new ramped entrances to the front pavements to provide access for disabled, etc. and make alterations to the existing shop frontages 3-4 The Circle Manor Road Pontllanfraith Blackwood	Granted 27.03.2015

15/0044/FULL 28.01.2015	Mr P O'Connell 25 Banalog Terrace Hollybush Blackwood NP12 0SF	Erect a balcony on the front elevation of the property and replace one window with french doors 25 Banalog Terrace Hollybush Blackwood NP12 0SF	Granted 27.03.2015
15/0049/FULL 30.01.2015	Mr C Hoskins Brookland House Bedwelty Road Aberbargoed Bargoed CF81 9DN	Erect a ground floor extension to enlarge kitchen and add a utility room Brookland House Bedwelty Road Aberbargoed Bargoed	Granted 27.03.2015
15/0066/FULL 30.01.2015	Mr J Aston Glenview Bedwelty Road Elliot's Town New Tredegar NP24 6NW	Erect a detached single garage Glenview Bedwelty Road Elliot's Town New Tredegar	Granted 27.03.2015



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

APPLICATION NUMBER  DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Seeking clarification about the status of the application.
10/0518/FULL 16.07.2010	Erect single detached dwelling and garage at Old Mill House, Draethen, Newport, NP10 8GB	Subject to further discussion and consideration.
11/0630/NCC 01.09.11	Vary conditions (3) and (4) of previous planning consent 06/0172/OUT (erect residential development) to extend permission beyond expiration dates on Land West Of Coronation Terrace, Senghenydd, Caerphilly.	Awaiting information on road layout.
12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Seeking CIL details.
12/0511/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.
13/0688/COU 24.09.13	Convert old stone barn/old coaching house into a four bedroom dwelling and integrated livery yard office at Cwm Farm Caerphilly	Awaiting CIL details.
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.
13/0778FULL 28.10.13	Erect class B1/B2/B8 units with associated external alterations at Land At Dyffryn Business Park, Ystrad Mynach Hengoed	Subject to discussion regarding nature conservation.
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.
14/0120/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 NRW.
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.
14/0524/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.
14/0674/OUT 10.10.14	Erect residential development at GLJ Recycling Ltd Newtown Industrial Estate Crosskeys Newport	Carrying out consultations on amended plans.
14/0688/LA 28.10.14	Carry out internal works to provide a Waste Transfer Station, office accommodation and welfare facilities, fleet and vehicle maintenance, stores and carry out external works to provide a car park, a lorry park, a fuel station, stores/compounds and re-profile the ground to provide for household waste refuse/recycling centre at Ty Dyffryn, 5A & 5B Alder Avenue Dyffryn Business Park Ystrad Mynach	Awaiting additional information following comments from consultees.
14/0725/FULL 18.11.14	Erect two 50Kw vertical axis wind turbine generators at Penylan Caravan And Leisure Park Manmoel Road Manmoel Blackwood NP12 0HY	Awaiting various details including noise survey.
14/0742/COU 24.10.14	Redevelop the original building and infill open areas with small industrial units at Knight Court (Block A) St Davids Industrial Estate Pengam Blackwood	Awaiting gas contamination information.
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.
14/0756/NCC 24.10.14	Remove conditions 18 and 19 of planning consent 13/0808/FULL (Erect 5 new build link houses with associated gardens, landscaping, access and car parking) at Lyndaryn Court Cliff Road Blackwood	Considering additional information.

14/0781/FULL 11.11.14	Erect a two bedroom dwelling at 20 Waunfach Street Caerphilly	Awaiting amended plans.
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.
14/0817/FULL 18.12.14	Provide a new one 'way in' one 'way out' roadway access off the Sirhowy Enterprise Way Land Adjacent To Perry's Coaches New Road Woodfieldside Blackwood	Discussing highway matters.
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.
14/0830/COU 11.12.14	Change the use from a public house to a private residence and provide alterations to the existing extension at the rear at Penllwyn Manor The Grove Pontllanfraith Blackwood	Awaiting amended design.
14/0836/FULL 16.12.14	Create new pedestrian access onto site at The Surgery Oakfield Street Ystrad Mynach Hengoed	Subject to further discussion and consideration.
14/0847/FULL 18.12.14	Erect three detached residential dwellings at Land To The Rear Of Brynmynach Avenue Ystrad Mynach Hengoed	Subject to further discussion and consideration.
14/0855/FULL 23.12.14	Erect a residential development and associated works at Land At Watford Road Caerphilly	Subject to further discussion and consideration.
15/0021/FULL 12.01.15	Erect new entrance porch and provide garden works at 4 Cae Uwchlllyn Caerphilly	Awaiting amended design.
15/0023/COU 12.01.15	Retain A1 use part ground floor and convert upper floors to residential at Manchester House 1 Clifton Street Caerphilly	Subject to further discussion and consideration.

15/0029/FULL 15.01.15	Erect (and operate) a single wind turbine up to 36.6m tip height with electrical control cabinet and formation of temporary access trackway at Cefn-y-brithdir Farm Mountain Road Cefn-Y-Brithdir To Tirphil Brithdir New Tredegar	Awaiting additional information re: landscape and transport.
15/0032/FULL 15.01.15	Erect orangery type structure at Hillcrest Homeleigh Newbridge	Awaiting amended plans.
15/0038/OUT 19.01.15	Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities at Land North Of Pandy Road Bedwas Caerphilly	Subject to further discussion and consideration.
15/0060/COU 22.01.15	Convert first and second floors to 6 No. one bedroom flats at 1 Pentrebane Street Caerphilly	Awaiting additional information.

This page is intentionally left blank



## 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. Down to one point on the Agreement. Sent our point to Solicitors.
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. Told they have appealed and may have a case.
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. Waiting for affordable housing clauses issues to be resolved.
14/0411/OUT 21.06.14	Erect residential development and associated works on Land At Ton Y Felin Croespenmaen Newport	Sent draft.
14/0818/FULL 10.12.14	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 at Former Bargoed Fire Station, William Street, Gilfach, Bargoed.	Requested title evidence.
14/0831/FULL 11/12/14	Erect residential development of 13 dwellings and associated external works on vacant land at Land Rear Of Woodbine Road, Blackwood.	Waiting for signed documents and fees.

## OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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
14/0018/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
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

15/0002/REF 14/0622/FULL	Mr D T Jones Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	Install 2 no 500kw wind turbines with overall tip height of 64m including temporary infrastructure at Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	
15/0003/REF 14/0794/RET	InPost UK Ltd 655 Foxhunter Drive Milton Keynes MK14 6GD	Retain the installation of a parcel locker at Premier Stores 1 Newbridge Road Pontllanfraith Blackwood	
15/0004/REF 14/0596/NCC	Mr C Vaughan 44 Y Cedrwydden Blackwood NP12 1FD	Erect a fence on the front and side boundary at 44 Y Cedrwydden Blackwood NP12 1FD	

**APPEALS DECIDED**

<b>APPEAL REF/ PLANNING APP NO.</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>APPEAL DECISION/ DATE</b>	<b>COMM/ DEL</b>
14/0014/REF 14/0191/FULL	Replace dwelling and associated access and groundworks at Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood	Dismissed 03.03.15	DEL
14/0015/REF 13/0803/FULL	Erect agricultural workers dwelling at Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	Dismissed 24.03.15	COMM
14/0017/REF 14/0551/FULL	Erect a two-storey side extension and a single-storey rear extension at 120 Heol-Y-Ddol Caerphilly CF83 3JN	Dismissed 23.03.15	DEL
14/0019/REF 14/0423/NOTA	Form an access track at Duffryn Farm Pontlottyn Bargoed CF81 9RN	Dismissed 23.03.15	DEL

This page is intentionally left blank