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Date: 6th January 2016

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 13th January, 2016** 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 9th December 2015 (minute nos. 1 - 15).	1 - 10

A greener place Man gwyrdach

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



4 Special Planning Committee held on 21st December 2015 (minute nos 1 - 10). 11 - 14

5 To receive any requests for a site visit.

To receive and consider the following reports: -

6 Site Visit - Code No. 15/0567/OUT - Land at Oakdale Golf Course, Oakdale Golf Course Lane, Oakdale. 15 - 42

7 Site Visit - Code No. 13/0824/FULL - Land at Pen-y-fan Industrial Estate, Pen-y-fan, Newport. 43 - 60

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

8 Code No. 15/0331/RET - Gelligoediog Farm, Gelligoediog Farm Lane, Manmoel, Blackwood. 61 - 68

9 Code No. 15/0739/FULL - 46 St Andrews Drive, Blackwood. 69 - 74

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

10 Code No. 15/0459/RET - Chris Howell Timber And Landscaping Supplies, Nantgarw Road North UI, Caerphilly. 75 - 84

11 Code No. 15/0624/FULL - Highland Farm, Mountain Road, Bedwas, Caerphilly. 85 - 94

To receive and note the following information items: -

12 Applications determined by delegated powers. 95 - 102

13 Applications which are out of time/not dealt with within 8 weeks of date of registration. 103 - 106

14 Applications awaiting completion of a Section 106 Agreement. 107 - 108

15 Appeals outstanding and appeals decided. 109 - 110

Circulation:

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

And Appropriate Officers



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 9TH DECEMBER 2015 AT 5.00PM

PRESENT:

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

Councillors:

M. Adams, J. Bevan, D. Bolter, Mrs P. Cook, J.E. Fussell, Mrs J. Gale, R.W. Gough, K. Lloyd,
Mrs G.D. Oliver, D. Rees, J. Simmonds, Mrs E. Stenner

Together with:

G. Williams (Interim Head of Legal Services and Monitoring Officer), R. Crane (Solicitor),
T. Stephens (Development Control Manager), M. Noakes (Senior Engineer, Highway
Planning), G. Mumford (District Environmental Health Officer), R. Amundson (Principal
Planner), M. Davies (Principal Planning Enforcement Officer), G. Lewis (Team Leader -
Planning), C. Powell (Area Principal Planner), A. Pyne (Area Senior Planner), M. Godfrey
(Team Leader - Environmental Health), A. Dredge (Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors L. Gardiner, A. Higgs, A. Lewis,
Mrs J. Summers and J. Taylor.

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - 15/0924/FULL - Councillor D. Carter,
15/1059/LA - Councillor M. Adams and 15/0567/OUT Councillor D. Rees. Details are minuted
with the respective item.

3. MINUTES - 4TH NOVEMBER 2015

RESOLVED that subject to it being noted that the decision taken under minute no. 21
(Members' Planning Site Visits) was taken by the majority present and was not
unanimous as recorded, the minutes of the meeting of the Planning Committee held
on 4th November 2015 (minute nos. 1 - 25) be approved and signed as a correct
record.

4. SITE VISIT CODE NO. 15/0252/OUT – LAND AT CWMGELLI, BLACKWOOD, NP12 1BZ – APPLICANT GWENT INVESTMENTS LIMITED

The Chair agreed that this item be brought forward on the agenda.

Consideration was given to the report which provided an update following the decision taken by the Planning Committee on the 4th November 2015, in relation to the above application. It was noted that at the November meeting Members unanimously voted to refuse the application on the grounds for refusal specified by Members. As a result of this decision by Members it was not possible to comply with the Council's Code of Conduct for planning matters and defer the matter for reasons for refusal to be drafted. Members were also asked to note that the applicant had submitted an appeal for non - determination under the provisions of Section 78 of the Town and Country Planning Act 1990, to the Planning Inspectorate.

In view of the foregoing, and in order to inform the appeal process, a letter confirming the decision taken is required to be sent to the Planning Inspectorate and the report proposed that the Council Policy Framework be referred to in the letter.

After due consideration of the report, it was moved and seconded that the recommendations contained therein be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the information contained within the report be noted;
- (ii) a letter be sent to the Planning Inspectorate advising that:

the proposed development site is outside the settlement limits and within a green wedge as identified in the Caerphilly County Borough Council Local Development Plan up to 2021 – adopted November 2010, and the development would therefore be contrary to policies SP5, CW15 and S1 1.9 of that adopted plan.

5. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for a site visit were received and accepted by Members of the Planning Committee, as follows:

- (i) Code No. 15/0567/OUT - Land at Oakdale Golf Club, Oakdale;
- (ii) Code No. 13/0824/FULL - Land at Pen-y-fan Industrial Estate, Croespenmaen.

6. SITE VISIT CODE NO. 15/0601/FULL – LAND AT NINE MILE POINT INDUSTRIAL ESTATE, CWMFELINFACH, NEWPORT

The Chair agreed that this item be brought forward on the agenda.

Mr A. Sharpe, on behalf of local residents, and Councillor Ms J. Jones spoke in objection to the application. Mr P. Goddard, the applicant, spoke in support of the application.

Following consideration of the application, it was moved and seconded that the application be deferred for a further report with reasons for refusal. By show of hands (and noting that there were 9 against the motion) the motion was declared lost.

It was then moved and seconded that the recommendations in the report be approved. By show of hands (and in noting that there were 5 against) this was agreed by the majority present.

In accordance with Rule of Procedure 15.5, Councillors Mrs P. Cook and D. Rees wished it recorded that they had not voted in favour of the recommendation to grant the application.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report, the removal of condition 7, the renumbering of the remaining conditions, amendments to conditions 11 and 20 (now conditions 10 and 19) and the following additional conditions and advisory notes, this application be granted;

Condition (7)

Removed.

Amended Original Condition (11) - now condition (10)

To now read as Condition (10) and be changed to read 18 car parking spaces.

Amended Original Condition (20) - now condition (19)

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: CRM.083.001.P.D.001, CRM.083.001.P.D.005.B, CRM.083.001.P.D.003B (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.

Additional Condition (21)

Commercial vehicles carrying waste entering or leaving the site hereby approved, must be either fully enclosed or be provided with sheets to cover loads.

Reason

To prevent any contamination leaving the site.

Additional Condition (22)

No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:

- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
- b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
- c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,

- d) written proof of the credentials of the arboriculture contractor authorised to carry out the scheduled tree works,
- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
- f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837) (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

Reason

In the interests of visual amenity.

Additional Condition (23)

The plans and particulars submitted in accordance with Condition 22a shall include details of the means of protection and maintenance of the trees, shrubs and hedges referred to at Condition 22 until they are established.

Reason

In the interests of visual amenity.

Additional Condition (24)

The development hereby approved shall be carried out fully in accordance with the recommendations made in Section 4 of the Preliminary Ecological Report dated July 2015, prepared by Enzygo unless otherwise agreed in writing by the Local Planning Authority. The details shall be implemented before the development hereby approved is first occupied.

Reason

To ensure adequate protection for protected species.

Additional Condition (25)

Prior to the commencement of works associated with the development hereby approved, a landscaping and management scheme including at least 75% native and local provenance tree shrub and wildflower species shall be submitted to the Local Planning Authority for approval. The agreed details shall be carried out in the first planting or seeding season following the completion of the development. Any trees or plants which within a period of five years from the completion of the development, die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The management proposals should also be included, along with timing of management, management requirements, who is responsible for management, etc.

Reason

In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.

Additional Condition (26)

Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.

Reason

To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.

Additional Condition (27)

Prior to the commencement of works of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.

Reason

To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.

Additional Condition (28)

Prior to the commencement of any works on site, details of the provision of nesting sites for bird species on the proposed building, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the unit hereby approved is first occupied.

Reason

To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3;
- (iv) the applicant be advised of the comments of the Transportation Engineering Manager, Senior Engineer (Land Drainage), The Coal Authority and Wales and West Utilities;
- (v) the applicant be advised of additional advisory notes to include Natural Resources Wales, Dwr Cymru/Welsh Water, Public Health Wales, Senior Arboricultural Officer and Council's Ecologist.

7. SITE VISIT CODE NO. 15/0978/FULL - LAND AT OGILVIE TERRACE, DERI

Mr D. Hardacre, on behalf of local residents, spoke in objection to the application and Mrs C. Sullivan the applicants agent, spoke in support of the application.

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

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report, this application be granted;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3;
- (iv) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Senior Engineer (Drainage), and the Council's Ecologist.

8. SITE VISIT CODE NO. 15/0488/RET – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER

Councillor H. David spoke in objection to the application and Mr B. Stephenson, the applicants' agent, spoke in support of the application.

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

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to an amendment to condition 13 and the conditions contained in the Officer's report, this application be granted;

Amended Condition 13

To include reference to the control of mud and other material on the highway.

Reason

To control dust on the track to the site.

- (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 imposed on this consent: CW2 and CW3.

9. SITE VISIT CODE NO. 15/0670/FULL – FORMER SARON CONGREGATIONAL CHURCH, PANDY ROAD, BEDWAS, CAERPHILLY

Mr R. Jones, on behalf of local residents, and Councillor Ms L. Jones spoke in objection to the application. Mr Groucott, the applicants' agent, spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands (and in noting there were 4 against) this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report, this application be granted;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW4;
- (iv) the applicant be advised of the following information in relation to bat and bird boxes;

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), 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. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

10. SITE VISIT CODE NO. 15/0775/COU – BANK CHAMBERS, 2 PANDY ROAD, BEDWAS, CAERPHILLY

Councillor D. Havard, spoke in objection to the application. Mrs C. Oliver-Thomas, the applicants' agent, spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands (and in noting there were 4 against) this was agreed by the majority present.

RESOLVED that: -

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

11. SITE VISIT CODE NO. 15/0914/FULL – CRAIG BACH, PENRHIW LANE, MACHEN, CAERPHILLY

Mr P. Raewhittaker, on behalf of local residents, spoke in objection to the application and Mr Groucott, the applicants' agent, spoke in support of the application.

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

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report, this application be granted;
- (iii) the applicant be advised of the attached comments of Dwr Cymru/Welsh Water, Transportation Engineering Manager, Council's Ecologist and The Coal Authority;

- (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.

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

12. CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE, BLACKWOOD

Councillor D. Rees declared an interest in that he has played golf at the course and undertaken work for the owner. The item was deferred without discussion for a site visit.

Having regard to the impact of the development on residential amenity and highway safety, it was moved and seconded that the application be deferred for a site visit by the Planning Committee (all Members) and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for a site visit.

13. CODE NO. 13/0824/FULL – LAND AT PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT, NP11 3XG

Having regard to the impact of the development on residential amenity and the local landscape, it was moved and seconded that the application be deferred for a site visit by the Planning Committee (all Members) and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for a site visit.

14. CODE NO. 15/0924/FULL – BARGOED RFC, BARGOED PARK, PARK DRIVE, BARGOED

Councillor D. Carter declared a prejudicial interest in this application (as being Vice President of the Rugby Club). Councillor W. David took the Chair for this item.

Mr B. Jones, on behalf of local residents, spoke in objection to the application. Councillor D. Carter and Mr R. Butcher, the applicant, spoke in support of the application. It was noted that Councillor D. Carter left the Chamber once he had addressed the Committee.

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

RESOLVED that:-

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

Additional Condition (11)

Notwithstanding the approved plans, details of any additional parking within the site shall be agreed in writing with the Local Planning Authority prior to any works commencing on site. The works shall thereafter be carried out in accordance with the approved details.

Reason

In the interests of highway safety.

- (ii) the applicant be advised that the following policies of Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to this consent: policies CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Senior Engineer (Land Drainage).

15. CONCLUSION OF MEETING

In accordance with Rule of Procedure 9, and at 9pm, the meeting was declared closed and it was agreed that the following items that have not yet be determined be deferred to a future meeting:

Planning Applications Under the Town and Country Planning Act - North Area

Agenda Item No. 11 - Preface Item Code No, 15/0597/FULL - Pen-yr-heol Farm, Commin Road, Hollybush, Blackwood

Agenda Item No. 12 - Code No. 15/0531/FULL - Biffa Waste Services Ltd, Trecatti Landfill Site, Fochriw Road, Pant-y-waun, Merthyr Tydfil

Agenda Item No. 14 - Code No. 15/0711/FULL - 14 - 16 Thorncombe Road, Blackwood

Agenda Item No. 17 - Code No. 15/1059/LA - School Bungalow, Forest Hill, Pontllanfraith, Blackwood (Councillor M. Adams declared an interest in this item and this will be minuted at the future meeting).

Planning Applications Under the Town and Country Planning Act - South Area

Agenda Item No. 18 - Code No. 15/0499/FULL - Castell Llwyd Farm, Heol Ias, Nelson

Agenda Item No. 19 - Code No. 15/0619/RM - Gledyr Bungalow, Selway Gardens, Nantgarw Road, Caerphilly

Information Items

Agenda item No. 21 - Applications Determined by Delegated Powers

Agenda item No. 22 - Applications Out of Time/Not Dealt With Within 8 Weeks of Registration

Agenda Item No. 23 - Applications Awaiting Section 106 Agreements

Agenda Item No. 24 - Outstanding and Decided

The meeting closed at 9pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th January 2016, they were signed by the Chair.

CHAIR



PLANNING COMMITTEE

MINUTES OF THE SPECIAL MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON MONDAY, 21ST DECEMBER 2015 AT 5.00 P.M.

PRESENT:

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

Councillors:

M. Adams, D. Bolter, Mrs P. Cook, J.E. Fussell, Ms J. Gale, R.W. Gough, K. Lloyd, D. Rees, J. Simmonds, Mrs E. Stenner

Together with:

T. Stephens (Development Control Manager), G. Williams (Interim Head of Legal Services and Monitoring Officer), C. Campbell (Transportation Engineering Manager), G. Mumford (District Environmental Health Officer), M. Davies (Principal Planning Enforcement Officer), G. Lewis (Team Leader - Planning), A. Pyne (Area Senior Planner) and R. Barrett (Committee Services Officer)

1. INTRODUCTION BY THE CHAIR

The Chair welcomed those in attendance and explained that at the Planning Committee meeting of 9th December 2015, in accordance with Rule of Procedure 9 of the Council's Constitution, the meeting was declared closed at 9.00 p.m. It was agreed that the remaining items that had not yet be determined be deferred to a future meeting and this meeting had therefore been convened to consider these items.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J. Bevan, L. Gardiner, A.G. Higgs, A. Lewis, Mrs G.D. Oliver, Mrs J. Summers and J. Taylor.

3. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - 15/1059/LA - Councillor M. Adams. Details are minuted with the respective item.

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

4. PREFACE ITEM CODE NO. 15/0597/FULL – PEN-YR-HEOL FARM, COMMIN ROAD, HOLLYBUSH, BLACKWOOD

Following consideration of the application it was moved and seconded that for the reasons contained in the Officer's preface report the application be granted, and by a show of hands (and in noting there was 1 against) this was agreed by the majority present.

RESOLVED that:-

- (i) the preface report be noted;
- (ii) subject to the conditions contained in the Officer's preface report this application be granted.

5. CODE NO. 15/0531/FULL – BIFFA WASTE SERVICES LTD, TRECATTI LANDFILL SITE, FOCHRIV ROAD, PANT-Y-WAUN, MERTHYR TYDFIL

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Natural Resources Wales.

6. CODE NO. 15/0711/FULL – 16 THORNCOMBE ROAD, BLACKWOOD

Members were advised that this application had been withdrawn.

7. CODE NO. 15/1059/LA – SCHOOL BUNGALOW, FOREST HILL, PONTLLANFRAITH, BLACKWOOD

Councillor M. Adams declared a prejudicial interest in this application (in that one of the objectors to the application is known to him) and left the Chamber when the application was discussed.

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

RESOLVED that: -

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

- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and the Council's Head of Public Protection.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA

8. CODE NO. 15/0499/FULL – CASTELL LLWYD FARM, HEOL LAS, NELSON, TREHARRIS

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that before the transportation of any ALL loads to site the hauler's indemnity insurance must be inspected by the Highway Authority and written approval granted from the Authority's Chief Legal Officer. The applicant will be required to fund and implement a suitable Temporary Traffic Regulation Order to allow the movement of the abnormal loads and prevent car parking at key locations along the route;
- (iii) the applicant be advised of the comments of Defence Infrastructure Organisation, Joint Radio Company Limited, Public Rights of Way Officer, the Council's Senior Engineer (Land Drainage), Spectrum Licensing, National Air Traffic Services, Heddlu Gwent Police, Glamorgan Gwent Archaeological Trust, National Resources Wales and the Council's Transportation Engineering Manager;
- (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, CW3 and CW4.

9. CODE NO. 15/0619/RM – GLEDYR BUNGALOW – SELWAY GARDENS, NANTGARW ROAD, CAERPHILLY

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, the Council's Senior Engineer (Land Drainage), the Council's Head of Public Services and Natural Resources Wales;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.

10. 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 5.35 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th January 2016, they were signed by the Chairman.

CHAIRMAN



PLANNING COMMITTEE – 13TH JANUARY 2016

SUBJECT: SITE VISIT - CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE

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

PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, K. Lloyd, D. Rees, R. Saralis

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, W.H. David (Vice-Chair), Ms J. Gale, L. Gardiner, R.W. Gough, A.G. Higgs, A. Lewis and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 9th December 2015 for a site visit. Members and Officers met on site on Monday, 21st December 2015.
3. Details of the application to erect a residential development of up to 175 units including open space provision, access and parking arrangements on land at Oakdale Golf Course, Oakdale Golf Course Lane, Oakdale, Blackwood, were noted.
4. Those present viewed the site and the surrounding area, including adjacent roads leading to the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application site lies outside the settlement boundary of Oakdale and is not allocated for residential use, and therefore represents a departure from the Local Development Plan. However, it was the view of Officers that the proposed dwellings would help address the lack of a five-year housing land supply. Concerns had been raised in respect of whether the application site lay within a 'Green Belt' area. Officers explained that this is a planning term used in England and that the equivalent term within Caerphilly Council planning policy is 'Green Wedge', and confirmed that the site is not contained within a 'Green Wedge' area. The report addressed concerns in respect of a neighbouring conservation area and Officers confirmed that any visual impact on this area would be very limited.
6. Members were referred to the Officer's report which responded to a number of objections and concerns, including parking issues and increased traffic as a result of the new dwellings and highway safety. They were advised that the submitted Transport Assessment concluded that the additional traffic flows can be accommodated within the existing highway network and that suggested traffic calming measures within the surrounding area were not considered necessary.

7. During the course of the site visit, Members viewed an adjacent road leading to the proposed entrance to the new residential development. Reference was made to a nearby primary school, with concerns raised that the proposed development would exacerbate parking issues in this area during school drop-off and collection periods. Particular emphasis was placed on the exceptionally high pupil roll at the school (the largest primary school in the county), together with the concern that the road leading to the proposed estate is a primary ingress/egress point for residents of the existing estate.
8. Concerns were also raised in respect of the impact of the new development on school pedestrian access and safety. Officers referred to the significant information contained in the report in respect of traffic considerations and explained that there would be no adverse impact on the local area as a result of the proposed development. Members requested that a summary of the main conclusions of the Transport Assessment be made available to them and to other interested parties following the meeting.
9. Officers confirmed that following advertisement to neighbouring properties, advertisement in the press and a site notice being posted, 6 letters of objection and a petition containing 240 signatures had been received. Details of the objections are contained within the Officer's original report.
10. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted upon satisfactory agreement of a Section 106 agreement.
11. A copy of the report submitted to the Planning Committee on 9th December 2015 is attached. Members are now invited to determine the application.

Author:	R. Barrett	Committee Services Officer, Ext. 4245
Consultees:	P. den Brinker	Planning Team Leader
	C. Campbell	Transportation Engineering Manager
	G. Mumford	Senior Environment Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th December 2015

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0567/OUT 19.08.2015	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant Rhondda Cynon Taf CF72 8YP	Erect residential development of up to 175 units including open space provision, access and parking arrangements Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is part of a Golf course that is to the south of the settlement of Oakdale.

Site description: Access to the site is via the existing golf course entrance onto Llwyn On Lane where there is something of a break in the building line. The area identified includes the clubhouse, the golf driving range building, the car park, parts of the course and a small field behind Nos. 2 to 14 Waungoch Road. A public right of way enters the site from the east and joins with the lane that runs through the site from the north to the south. The Nant Philkins runs through the site east to west.

Development: Outline consent is sought for residential development. All matters except access are reserved. At the entrance there is an existing pond that is shown re-sited to accommodate the proposed access.

Dimensions: The site measures approximately 5 hectares and is of an irregular shape. The indicative master plan illustrates a layout of 175 dwellings with an area of public open space comprising approximately 25% of the site situated to the southwest section. The scale parameters of the proposed dwellings are as follows:-

Minimum	Maximum
Width 4.12	8.88
Depth 6.29	10.12
Height 7.30	10.70

Cont....

Application No. 15/0567/OUT Continued

PLANNING HISTORY 2005 TO PRESENT

P/05/0561- Erect one detached house - Refused 06.10.05.

P/05/1682 - Erect two storey dwelling to be used as holiday let - Granted 16.02.06.

P/06/0392 - Erect two dormer bungalows - Granted 01.06.06.

06/0753/FULL - Erect extension to driving range - Granted 25.01.07.

11/0095/FULL - Erect two dormer bungalows with associated groundworks, access and car parking - Granted 31.03.11.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is part of an existing golf course. It lies outside the settlement boundary of Oakdale and is not allocated for residential use, the proposal therefore represents a departure from the plan. Part of the site lies within a sandstone safeguarding area.

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP4 - Settlement Strategy, SP5 - settlement boundaries, SP6 - Place making, SP7 - Planning Obligations, SP8 - Minerals Safeguarding, SP10 - Conservation of Natural Heritage, SP14 - Total Housing Requirements, SP15 - Affordable Housing Target, SP21 - Parking Standards.

Countywide Policies

CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - Highways, CW4 - Natural Heritage Protection, CW5 - Protection of Water Environment, CW6 - Trees, Woodland and Hedgerow protection, CW10 - Leisure and Open space provision, CW11 - Affordable Housing Planning obligation, CW15 - General locational constraints, CW22 - Locational constraints - Minerals, supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP4 - Trees and Development, LDP 5 - Parking standards, LDP6 - Building Better Places to Live.

Cont....

Application No. 15/0567/OUT Continued

NATIONAL POLICY

- Planning Policy Wales (Edition 7, July 2014);
- Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
- Technical Advice Note 2: Planning & Affordable Housing (2006);
- Technical Advice Note 11: Noise (1997);
- Technical Advice Note 12: Design (2014);
- Technical Advice Note 18: Transport (2007).

Other policy related matters that constitute material considerations are:-

The 5 year Housing Land Supply.
The Annual Monitoring Report.
The Local Development Plan Revision.

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? - No.

CONSULTATION

Rights Of Way Officer - It is explained that Footpath FP42 crosses the site and must be protected at all times and should the line be affected a legal order must first be confirmed.

Head Of Public Protection - No objection subject to conditions that include a scheme of acoustic glazing and construction controls.

CCBC Housing Enabling Officer - 25% affordable housing is required in accordance with a mix based on the predicted 175 residential units.

Senior Engineer (Land Drainage) - No objection is raised. Advice is provided regarding land drainage and water features that may be present on site.

Outdoor Leisure Development Officer - No objection subject to the provision of appropriate leisure facilities.

Cont....

Application No. 15/0567/OUT Continued

Head Of Public Services - No objection is raised and it is explained that the Council offer a kerbside only refuse/recycling collection service.

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - No objection is raised and advice is provided regarding drainage.

Wales & West Utilities - Advice is provided regarding the presence of services within the application site and adjacent to it.

Police Architectural Liaison Officer - The Designing Out Crime officer raises no objection. The Traffic Management Advisor notes that there are traffic calming measures that should restrict mean speeds to around 20 mph, but recommends a speed analysis to ensure there is no adverse affect upon visibility splays. It is also suggested that traffic calming be considered within the application site. (These suggestions have been passed to Transportation Engineering Manager and could be resolved at the reserved matters stage.

Strategic & Development Plans - The overall conclusion is that the need to increase the housing land supply over-rides the fact that this site lies outside the settlement boundary and therefore there is no objection to the development in principle.

Natural Resources Wales - No objection or comments.

Minerals Officer - It is explained that the site is within a Pennant Sandstone safeguarding area and that the proposed development should be considered premature prior to the current review of the Local Development Plan unless there is an overriding residential need.

Chief Fire Officer - It is advised that the applicant be mindful of the fire service need for adequate water supplies for fire fighting and adequate access routes for fire fighting appliances. Advice is provided regarding water supply and clearances for vehicles.

Countryside And Landscape Services - The Landscape Architect is satisfied that the development should not have significant adverse effects upon the landscape character or visual amenity. It is pointed out that significant trees and hedgerows should where possible be kept outside private gardens and this should be required by condition. The ecologist has considered the submitted ecological information and raises no objection subject to conditions regarding protected species and habitat maintenance.

Cont....

Application No. 15/0567/OUT Continued

Senior Arboricultural Officer (Trees) - No objection subject to tree protection measures.

Glam/Gwent Archaeological Trust - No objection is raised and advice is provided regarding the archaeological history of the site.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press and 50 neighbouring properties have been consulted.

Response: Six letters been received and a petition with 240 signatures.

Summary of observations:

- It is pointed out that the traffic to the proposed development will have to pass through residential streets that are already congested/gridlocked, restricted by parked cars particularly during events such as rugby matches and other leisure activities. One area that is very difficult for vehicles to pass is Maesygarn Road when the primary school is opening/closing.
- Traffic calming is suggested as a possible safety solution.
- The capacity of local schools will be "overstretched" as will local GP facilities.
- There will be "huge health and safety implications" resulting from the heavy house building traffic.
- All the residents in the locality should have been sent neighbour notification letters regarding the proposed development.
- It is implied that the proposal is the result of the limited amount of LDP residential land and therefore will be the subject of lower planning criteria.
- The application site is "Green Belt".
- One letter has been received from a property that has a right of way through the site seeking to ensure that the lane is maintained, even though it is shown only as a pedestrian route.
- An assurance is sought that the access and the trees that bound it will be managed to enable the safe passage of heavy goods vehicles.
- It is pointed out that the current exit of the pedestrian route/lane at its junction with Llwyn On Lane has very poor visibility and it is suggested that this could be made worse by the proposed development.

Cont....

Application No. 15/0567/OUT Continued

- Surface water from the existing golf course and driving range passes into a culvert and any increase in surface water may exacerbate erosion.
- Existing sewer capacity is not adequate.
- The submitted travel plan is flawed in that people will generally use their cars rather than public transport.
- One writer suggests that an assurance has been given that "there would be no dwellings to the north west of the existing driving range."
- There is an urgent need for recreational facilities that would be lost if the golf course is redeveloped.
- There are a number of protected species on site "Barn Owls, Bats, Door Mice and Foxes". The submitted wildlife survey is biased.
- Public rights of way would be extinguished.
- The countryside should be preserved particularly as there is a supply of unsold houses in the locality.
- Near by "waterways" would be in danger of contamination.
- The construction of the dwellings will cause environmental damage and pollution.
- A preferable site for residential development would be Oakdale Colliery.
- The identity of the Oakdale model village will be adversely affected by the volume of properties proposed.

SECTION 17 CRIME AND DISORDER ACT

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

It is not considered that the proposed development will have a material effect on crime and disorder.

Is this development Community Infrastructure Levy liable? Development proposals are not liable for CIL at the outline planning permission stage. The calculation is made at the reserved matters stage when the amount of residential floorspace is known.

Cont....

Application No. 15/0567/OUT Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No - There is bat activity on site but the application site does not include bat roosts and adequate ecological mitigation can be achieved.

ANALYSIS

Policies: The site comprises the existing site of the golf club car park, driving range, clubhouse and northern part of the golf club. A lane runs north to south through the centre of the application site, separating the driving range from the golf course, clubhouse and car park. It is proposed that this lane will be retained. The indicative master plan identifies an access to the site from east of the drainage pond off Llwyn On Lane.

The site in question is unallocated and lies outside of the settlement boundary. The north-eastern field was submitted as part of the candidate site process for the LDP (site reference E115 Land at Llwyn On Crescent), but the golf club itself was not submitted previously.

Strategy Policies

The site is located within the Northern Connections Corridor (NCC). Policy SP2 Development Strategy - Development in the NCC indicates that development will be focused on both brownfield and greenfield sites that have regard for the social and economic functions of the area; reduce car borne trips by promoting more sustainable modes of travel; makes the most efficient use of existing infrastructure; protect the natural heritage from inappropriate forms of development and capitalise on the economic opportunities offered by Oakdale/Penyfan Plateau.

Planning Policy Wales sets out the definition of previously developed land as "that which is or was occupied by a permanent structure and associated fixed surface infrastructure." Excluded from the definition are a number of uses including land in built up areas that has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings. It is considered that the golf course itself would also fall within this category and should be considered greenfield, along with the driving range and field to the north of the golf course. However, the large car park and clubhouse area and driving range buildings would be considered to be brownfield. The development of a greenfield site is acceptable in this strategy area in accordance with the policy and the site is well served by footpaths and bus routes.

Cont....

Application No. 15/0567/OUT Continued

The potential impact of development on the natural heritage of the site is discussed further below.

The site lies outside of the settlement boundary, as defined by Policy SP5 Settlement Boundaries of the LDP. The settlement boundary defines the area within which development would normally be allowed, taking into account material planning considerations. The settlement boundary serves to promote the full and effective use of land and thus concentrate development within settlements; prevent the coalescence of settlements and fragmented development and prevent inappropriate development in the countryside. The application is clearly contrary to Policy SP5 of the Adopted LDP.

In this location, the settlement boundary has been drawn to include the properties fronting on to Llwyn On Lane, but the buildings associated with the golf club have been excluded from the settlement boundary. It is considered that the brownfield element of the site (the car park and buildings) would be a logical rounding off given the pattern of the built form in this area, but the key issue is whether the extension to include the greenfield element to the south, which extends further into the countryside, is acceptable.

It is noted that the whole golf course is not included within the application boundary, as this would be an incongruous extension into open countryside. The southern boundary instead is not drawn to a defensible boundary on the ground, as the golf course is clearly open in nature. It is recognised that a new boundary is shown on the master plan will be created by a hedgerow on the southeast and road on the southwest. Notwithstanding the delineation of the existing settlement boundary, it is considered that the boundary as shown in the planning application, whilst extending into the countryside, would relate well to existing development and be a suitable rounding off. Any further extension south into the golf course would, however, be unacceptable.

Policy SP6 Place Making requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features.

The visual appearance of the proposed development, its scale and its relationship to its surroundings and context are material planning considerations. The proposed layout should be assessed against national design guidance contained in TAN 12 Design and against LDP 6: Building Better Places to Live in order to ensure that the requirements of SP6 are fully met.

Cont....

Application No. 15/0567/OUT Continued

It should be noted that the Oakdale Conservation Area lies directly north of Llwyn On Lane and the design will need to be sensitive to this. The Conservation and Design Officer has been consulted regarding the potential impact this scheme may have on the conservation area. No in principle objection is raised, it is pointed out that at the reserved matter stage design issues will receive closer scrutiny with regard to the character of the conservation area, as well as its context in general.

Policy SP10 Conservation of Natural Heritage recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Clearly, there is likely to be an impact on natural heritage features as a consequence of any development at this location and satisfactory mitigation would be needed to make any development at this location acceptable in terms of Policy SP10. The illustrative plan demonstrates that natural features such as the existing pond and hedgerows can be utilised.

The site is not subject to any natural heritage designations, but it does adjoin Sites of Importance of Nature Conservation (SINC) at NH3.97 Nant Philkins Fields to the east of the site and NH 3.89 Coed Cwm Philkins to the south. The Council's Ecologist has been consulted and has not raised objection.

Policy SP14 Total Housing Requirements makes provision for 10,269 dwellings for the 15-year period 2006 to 2021. This represents 1,644 (19%) residential units more than the 8,625 units required to meet the dwelling housing requirement identified for the plan period. The 19% over-allocation allows for flexibility and choice in recognition of the fact that not all sites will be developed.

The Annual Monitoring Report (AMR) is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The main principle of the monitoring process is to identify when the revision of the LDP should take place.

The Council has prepared four reports to date, the most recent of which was considered by Council in October 2015. It is evident from the AMR that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8,625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 575 dwellings needs to be delivered per annum. The 4th AMR indicated that 4,052 units had been delivered (49% of the total housing requirement) up to March 2015.

Cont....

Application No. 15/0567/OUT Continued

Therefore there is a need for a further 4,573 dwellings to be developed over the remainder of the plan period i.e. by 2021 to meet the total housing requirement for the plan period.

National indicators are also included within the AMR for housing land supply and notably these require housing land supply to be monitored based on the residual method as outlined in Technical Advice Note 1: Joint Housing Land Availability Studies (2015). TAN 1 seeks to ensure that there is a genuine 5 year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the 2015 JHLAS indicated that there is only 1.9 year supply available.

It is acknowledged that the housing land supply figure is a material consideration in determining planning applications for housing. It is further acknowledged that where the current study shows a land supply below the 5-year requirement the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies (Para 6.1 TAN 1).

The lack of 5-year housing land supply is a matter of concern that needs to be addressed if the overall housing requirement is to be met within the plan period. The 2015 AMR recognises the need to address this ongoing issue and recommendation R2 of the report states: "the 2015 Annual Monitoring Report has indicated that there is a continuing need to address the lack of a five year housing land supply." Furthermore, recommendation R3 states "the Council endeavours to prepare the Replacement LDP in a timely manner and in doing so undertake full consultation with residents of the County Borough."

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion requires development proposals that are likely to generate a significant number of trips to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot. It is noted that the site is in close proximity to bus stops and is in walking distance to Oakdale village centre and local primary school. Furthermore, the potential to connect to the existing lane as a potential cycle and pedestrian link is acknowledged. The Transportation Engineering Manager has been consulted and has not raised objection.

Cont....

Application No. 15/0567/OUT Continued

Policy CW2 Amenity indicates that development proposals must ensure that the proposal would not result in over-development of the site or its surroundings. Furthermore, the policy indicates that the proposed use would need to be compatible with the surrounding land uses. Its location in a residential area would mean that the principle of housing is acceptable. However, it is recognised that Croespenmaen Industrial Estate is just over 200m from the site boundary across open fields and the potential noise conflict is a matter that should be considered. Furthermore, there is a social club in close proximity on Llwyn On Lane, which may be a further source of conflict. Environmental Health has considered the noise aspect and no objection is raised subject to conditions.

Policy CW3 Design Considerations - Highways states that development proposals must meet a number of highways requirements including that the new access roads are designed to an appropriate standard. It is noted that a Traffic Assessment has been submitted with the application and in this respect the Transport Engineering Manager's view has been sought on the proposed access arrangements as they relate to Policy CW3; no objection is raised subject to conditions.

CW6 Trees, Woodland and Hedgerow Protection identifies criteria against which developments containing trees will be permitted, and states that development will only be permitted where development proposals have made all reasonable efforts to retain, protect and integrate trees within the development. The proposed layout will result in the loss of a number of trees on the golf course and this would need to be considered by the Arboricultural Officer to determine whether this would be acceptable. The Arboricultural Officer has considered the proposal and raises no objection subject to tree protection measures that may be required by condition.

CW8 Protection of Community and Leisure Facilities indicates that proposals that would result in the loss of a community or leisure facility will not be permitted except where a comparable replacement facility can be provided by the developer either on or off site or it can be demonstrated that the facility is surplus to requirements. The applicant has provided a report that details a pattern of decline in golf club memberships with a number of reported drops of 17 to 20% in membership in the UK in the years since 2004. The applicant has provided figures that suggest the golf course has lost 52% of income from the driving range during the years 2004 to 2014 with operational losses in 6 of the last 10 years. There has been a general decline in turnover of 46% over the same period with the most serious decline in the more recent years.

Cont....

Application No. 15/0567/OUT Continued

The report also suggests that as there are 10 other golf courses within a 12.5km radius of Oakdale, most of which have 18 holes compared to the 9 at the application site, the attraction of other sites and pattern of falling interest in this golf course demonstrate that its closure will not be contrary to CW8.

Policy CW10 on Leisure and Open Space Provision requires sites of 10 or more dwellings to make provision for well-designed useable space as an integral part of the development and appropriate children's play and outdoor sports provision either on or off site. The proposal does include a large open area within the application boundary in the western part of the site, which is overlooked by housing. However, it does not appear that any formal facilities have been proposed within the master plan. This should be resolved at reserved matters and a condition may be imposed to that effect.

CW11 Affordable Housing Planning Obligation identifies that there will be a requirement to seek to negotiate affordable housing. An indicative target of 25% is identified in this area.

CW22 Locational Constraints - Minerals identifies that development proposals which may impact on minerals safeguarding areas will be considered against a number of criteria, including that the applicant can demonstrate that the mineral is no longer of any value, it can be extracted prior to the development taking place or there is an overriding need for the development. The site lies within a Sandstone Safeguarding Area and the Mineral Officer's views on the value of the sandstone in this area has been provided and no objection is raised. It is also recognised that there is a need for market and affordable housing in the County Borough as a whole that the development of this site could contribute to.

Deposit Replacement Local Development Plan

This site was submitted to the Council as part of the Candidate Sites process for residential use and has been assessed as being in accordance with the proposed growth strategy for the County Borough. This site is still being assessed, but the consultation responses received to date indicate that the site is suitable for further consideration as an allocation in the Deposit Replacement LDP

Cont....

Application No. 15/0567/OUT Continued

Policy Conclusion

The site lies outside the settlement boundary of Oakdale and is contrary to the provisions of Policy SP5. Notwithstanding this, it is well located to the existing settlement and would constitute a logical rounding off to the settlement encompassing an area of brownfield land and part of the greenfield golf course and driving range.

The Council is required to ensure that there is a genuine 5-year supply of housing land available within the county borough and therefore the lack of 5-year supply is a material consideration in determining this application. The Council in its consideration of the 2015 Annual Monitoring Report has indicated that there is a continuing need to address the lack of a five year housing land supply and granting planning permission for this site would help to achieve this. The development of the application site for housing would deliver much needed housing, including affordable housing, in an area of considerable housing need.

On balance, subject to there being sufficient justification for the loss of the facility, the need to increase the housing land supply outweighs the fact that this site lies outside the settlement boundary and therefore there is no objection to the development in principle.

If members are minded to permit development on the site, then in order to ensure that the site can genuinely contribute toward the 5 year housing land supply, it would be appropriate to specify that development should commence within three years from the date that outline consent is granted (as opposed to the usual five years), with reserved matters submission within one year instead of three

Comments from Consultees:

Rights Of Way Officer - It is explained that footpath FP42 crosses the site and must be protected at all times and should the line be affected a legal order must first be confirmed. This advice should be passed to the applicant.

The Head Of Public Protection raises no objection subject to conditions that include a scheme of acoustic glazing and construction controls. This may be required by condition.

The CCBC Housing Enabling Officer explains that 25% affordable housing is required and suggests it should be in accordance with a mix based on the predicted 175 residential units. This may be required through a Section 106 Agreement.

Cont....

Application No. 15/0567/OUT Continued

The Outdoor Leisure Development officer raises no objection subject to the provision of facilities appropriate to the size of development proposed. This should include areas of well designed open space that benefit from good access and surveillance, a suitably scaled equipped play area and a suitably scaled all weather sports court. This may be required by condition.

The Senior Engineer (Land Drainage) raises no objection is raised. Advice is provided regarding land drainage and water features that may be present on site, this should be passed on to the applicant.

The Head Of Public Services raises no objection is raised and it is explained that the Council offer a kerbside only refuse/recycling collection service. This advice should be passed on to the applicant.

The Transportation Engineering Manager has considered the submitted transport assessment and does not raise objection to the increased flows of traffic. It is also to be noted that the submitted Transport Assessment has been assessed by an independent consultants that also conclude the additional traffic flows can be accommodated within the existing highway network. Conditions are recommended to require adequate visibility at the site entrance, adequate parking provision within the site and a 1.8m wide footway along the site boundary fronting Llwyn On Lane, which shall be constructed in permanent materials and be completed prior to beneficial occupation of the development. These details may be required by condition except the parking provision, which is part of the layout to be determined at reserved matters, however the parking requirement may be passed on to the applicant as advice. Traffic calming has been suggested by the Police and local residents. The Transportation Engineering Manager has considered this suggestion and such measures can only be justified on a statistical accident basis, which is not supported in this case.

Dwr Cymru raises no objection and provides advice regarding drainage that should be passed on to the applicant.

Wales & West Utilities provide advice is provided regarding the presence of services within the application site and adjacent to it. This advice should be passed on to the applicant.

Police Architectural Liaison Officer - The Designing Out Crime officer raises no objection. The Traffic Management Advisor notes that there are traffic calming measures that should restrict mean speeds to around 20 mph, but recommends a speed analysis to ensure there is no adverse affect upon visibility splays.

Cont....

Application No. 15/0567/OUT Continued

It is also suggested that traffic calming be considered within the application site. (These suggestions have been passed to the Transportation Engineering Manager as explained above).

Strategic & Development Plans have explained the policy considerations that are reported in detail above. The overall conclusion is that the need to increase the housing land supply over-rides the fact that this site lies outside the settlement boundary and therefore there is no objection to the development in principle.

The Minerals Officer has explained that the site is within a Pennant Sandstone safeguarding area and that the proposed development should be considered premature prior to the current review of the Local Development Plan unless there is an overriding residential need. The Strategic & Development Plans section has considered the overriding need and no objection is raised regarding prematurity.

The Chief Fire Officer has advised that the applicant be mindful of the fire service need for adequate water supplies for fire fighting and adequate access routes for fire fighting appliances. Advice is provided regarding water supply and clearances for vehicles. This advice should be passed on to the applicant.

Countryside and Landscape Services: The Landscape Architect is satisfied that the development should not have significant adverse effects upon the landscape character or visual amenity. It is pointed out that significant trees and hedgerows should where possible be kept outside private gardens and this should be required by condition. The ecologist has considered the submitted ecological information and raises no objection subject to conditions regarding protected species and habitat maintenance.

The Senior Arboricultural Officer (Trees) raises no objection subject to tree protection measures that may be imposed by condition.

No objection has been received from Glamorgan Gwent Archaeological Trust and Natural Resources Wales.

Comments from public:

Six letters been received and a petition with 240 signatures and the objections detailed above are considered in turn below.

Cont....

Application No. 15/0567/OUT Continued

The main objection is the impact of the proposed development in terms of increased traffic through the residential streets. It is pointed out that the traffic to the proposed development will have to pass through residential streets that are already congested/gridlocked, restricted by parked cars particularly during events such as rugby and other leisure activities. One area that is very difficult for vehicles to pass in Maesygarn Road when the primary school is opening/closing. The Transport Engineering Manager has considered the additional traffic flows and they have been assessed by independent consultant, the conclusion is that they are acceptable from a planning point of view.

There will be "huge health and safety implications" resulting from the heavy house building traffic. Traffic calming is suggested as a possible safety solution. This suggestion has been considered by the Transportation Engineering Manager and traffic calming is not considered necessary.

It is suggested that the capacity of local schools will be "overstretched" as will local GP facilities. The introduction of CIL is intended to provide for infrastructure investment such as schools. This is CIL liable development. Doctors' surgeries dentists etc are services that should follow demand.

It is suggested that all the residents in the locality should have been sent neighbour notification letters regarding the proposed development. The development has been advertised in accordance with statutory advertisement procedures.

It is implied that the proposal is the result of the limited amount of LDP residential land and therefore will be the subject of lower planning criteria. It is the case that limited housing land supply is a material planning consideration, it does not follow that planning criteria are necessarily lower and each case should be considered upon its merit.

It is suggested that the application site is "Green Belt." Green belt is a specific planning designation that has not been adopted by this Council.

One letter has been received from a property that has a right of way through the site seeking to ensure that the lane is maintained, even though it is shown only as a pedestrian route. The outline proposal does not show this route curtailed. An assurance is sought that the access and the trees that bound it will be managed to enable the safe passage of heavy goods vehicles. This presumably is a request to assure access for large vehicles to the writer's farm. Again the outline proposal does not indicate the curtailment of the route.

Cont....

Application No. 15/0567/OUT Continued

The trees referred to are probably along a section of the lane that is outside the application site and therefore not a current planning consideration. It is pointed out that the current exist of the route at its junction with Llwyn On Lane has very poor visibility and it is suggested that this could be made worse by the proposed development. The illustrative layout does not show any change to this junction.

It is suggested that surface water from the existing golf course and driving range passes into a culvert and any increase in surface water may exacerbate erosion. This is also a matter that may be determined at reserved matters. At this point in time no material objection has been received from the land drainage officer.

It is suggested that the existing sewer capacity is not adequate. Dwr Cymru/Welsh Water has not raised such an objection.

The submitted travel plan is flawed in that people will generally use their cars rather than public transport. Travel plans are a material planning consideration and this has been taken in account by the Transportation Engineering Manager.

One writer suggests that an assurance has been given that "there would be no dwellings to the north west of the existing driving range." Any such assurance would not be a planning consideration.

There is an urgent need for recreational facilities that would be lost if the golf course is redeveloped. Policy CW8 does require that it be demonstrated that where a leisure facility is to be lost that it be demonstrated that there is a suitable alternative or that the facility is surplus to requirement. This matter has been fully considered above.

There are a number of protected species on sit "Barn Owls, Bats, Door Mice and Foxes". It is suggested the submitted wildlife survey is biased. The Council's Ecologist has considered that submitted details and is satisfied that the proposed development is acceptable subject to conditions.

Public Rights of Way would be extinguished. This is not proposed.

It is suggested that the countryside should be preserved particularly as there is a supply of unsold houses in the locality. The unsold houses in the locality are not sufficient to supply the local housing need. The preservation of existing land use should be considered upon its merit.

Cont....

Application No. 15/0567/OUT Continued

The claims that near by "waterways" would be in danger of contamination, that the construction of the dwellings will cause environmental damage and pollution are not substantiated.

It is suggested that a preferable site for residential development would be Oakdale Colliery. Again it is a fundamental planning principle that each case should be considered upon its merit.

The identity of the Oakdale model village will be adversely affected by the volume of properties proposed. It is the case that Llwyn On Lane is the boundary of the conservation area, but the application site is not within the conservation area, as the illustrative layout indicates the site frontage onto Llwyn on Lane is limited and fronted with a pond. Any visual impact with regard upon the conservation area would be very limited.

Other material considerations: - 25% affordable housing is required in accordance with Policy CW11. The Housing Enabling Officer has recommended a mix based on the predicted 175 residential units of 10 one-two person bed flats, 12 two-bed four person houses, 5 three-bed five person houses and one four-bed seven person house. At this stage the application should therefore be deferred to enable the completion of a Section 106 Agreement that will require 25% affordable housing provision based on the mix set out above. The Agreement would be necessary to make the scheme comply with the adopted planning policy in the LDP that seeks to secure the provision of affordable housing. It is directly related to the development in that affordable housing will be sought on a residential development. At 25% the scale of affordable housing will be reasonably related in scale and kind to the development and the type required is based on that identified by the Council's Housing Officer. Upon completion of the Agreement planning permission should be granted subject to conditions.

RECOMMENDATION that (A) a decision is DEFERRED to allow the applicants to enter into a Section 106 Agreement as set out above. On satisfactory completion of the Agreement (B) Permission be GRANTED subject to the following condition(s)

- 01) Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont....

Application No. 15/0567/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Prior to the commencement of the development hereby approved, a construction phase noise scheme (to include proposed hours which the developer intends to work) shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the scheme shall be implemented as agreed.
REASON: To control noise arising from the development.
- 07) Prior to the commencement of the development hereby approved, a construction phase dust mitigation scheme shall be submitted to and agreed, in writing, with the Local Planning Authority. Thereafter, the construction phase shall be carried out in accordance with the agreed.
REASON: To control any dust arising from the construction phase.

Cont....

Application No. 15/0567/OUT Continued

- 08) Prior to commencement of the development hereby approved details of a scheme of glazing shall be submitted to and agreed in writing by the Local Planning Authority for a glazing system to be fitted to all windows of habitable rooms facing the Croespenmaen Industrial Estate. The glazing system shall be capable of achieving an internal LAeq level of 30 dB(A) measured over an 8 hour period (2300 - 0700) in bedrooms and 35 dB(A) in all other habitable rooms measured over 16hour LAeq (0700 - 2300). The glazing scheme shall be carried out in accordance with the approved details before first use of the dwellings to which it relates.
REASON: To protect the residential amenity of occupants from noise from the Industrial Estate
- 09) 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.
- 10) No site or vegetation clearance associated with the development hereby approved shall take place until a detailed methodology for the capture and translocation of reptiles on site, including details of any proposed remedial measures and details of the receptor site/s, has been submitted to and agreed in writing with the Local Planning Authority. The measures shall be carried out in accordance with the agreed details.
REASON: To ensure that reptiles are protected.
- 11) In the event that development commences after April 2016, no site clearance work shall be undertaken unless an updated Badger survey has been undertaken, and the results and any necessary mitigations measures, submitted to and agreed in writing with the Local Planning Authority. The clearance works shall be undertaken in accordance with the agreed details.
REASON: To ensure that badgers are protected.

Cont....

Application No. 15/0567/OUT Continued

- 12) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 13) The retained pond shall be protected and managed for amphibians in accordance with a 5 year management plan to be submitted to and agreed in writing by the Local Planning Authority before the commencement of any works on site. That plan shall include the timing of its implementation.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales Tan 5 Nature Conservation and Planning (2009).
- 14) Prior to the commencement of works associated with the development hereby approved, a landscaping scheme including at least 75% native and local provenance tree, shrub and wildflower species shall be submitted to the Local Planning Authority for approval. The agreed details shall be carried out in the first planting or seeding season following the completion of the development. Any trees or plants which within a period of five years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 15) The following activities must not be carried out under any circumstances:
a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.

Cont....

d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA.

e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual amenity.

- 16) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats within the proposed development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before any the part of the development to which it relates is first occupied.

REASON: To provide roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.

- 17) Prior to the commencement of any works on site associated with the development hereby approved, details of the provision of nesting sites for bird species (House martin, House sparrow, Starling, Swallow and Swift) in the proposed development shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented before any part of the proposed development to which it relates is first occupied.

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

- 18) Prior to the commencement of works associated with the development hereby approved, a 5-year hedgerow management plan, which shall include details of the timing of its implementation, shall be submitted to the Local Planning Authority for approval.

REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

Cont....

Application no. 15/0567/OUT Continued

- 19) Notwithstanding the submitted master plan details shall be submitted at reserved matters that shall take into account the need to provide appropriate leisure facilities to meet the needs of the residents of the proposed development. Those facilities shall include areas of well designed open space that benefit from good access and surveillance, a suitably sized equipped play area and a suitably sized all weather sports court.
REASON: To comply with Policy CW10 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
- 20) Prior to the commencement of work on site details of land drainage including full engineering details of the extended pond at Llwyn On Lane shall be submitted to and agreed in writing with the Local Planning Authority and shall be carried out in accordance with the agreed details in accordance with a timetable to be agreed as part of those details.
REASON: In the interests of land drainage.
- 21) Prior to the commencement of work on site a Tree Protection Plan (TPP) shall identify the root protection areas of all trees to be retained on site and shall be shown as a plan overlaying the proposed site layout and be accompanied by an Arboricultural Method Statement (AMS). A suitably qualified arboriculturist shall prepare them both. The TPP shall graphically illustrate where all necessary Construction Exclusion Zones (CEZs) are required in order to protect retained trees from any adverse impact from the proposed development. The TPP and AMS shall detail in full any necessary protection measures required in order to enforce CEZs (i.e. a tree protection barrier), as well as any other measures such as ground protection or special methodologies such as no-dig constructions wherever they may be arboriculturally necessary. The AMS shall also detail all site access details with regard to retained trees' wellbeing, as well as provide all relevant detail of site storage and compound facilities for the duration of the proposed development.
REASON. To ensure the protection of retained trees.
- 22) Prior to beneficial occupation of any part of the development hereby approved a 1.8m wide footway along the site boundary fronting Llwyn On Lane shall be constructed in permanent materials the design of which shall have been agreed in writing with the Local Planning Authority.
REASON: In the interest of highway safety.

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Application No. 15/0567/OUT Continued

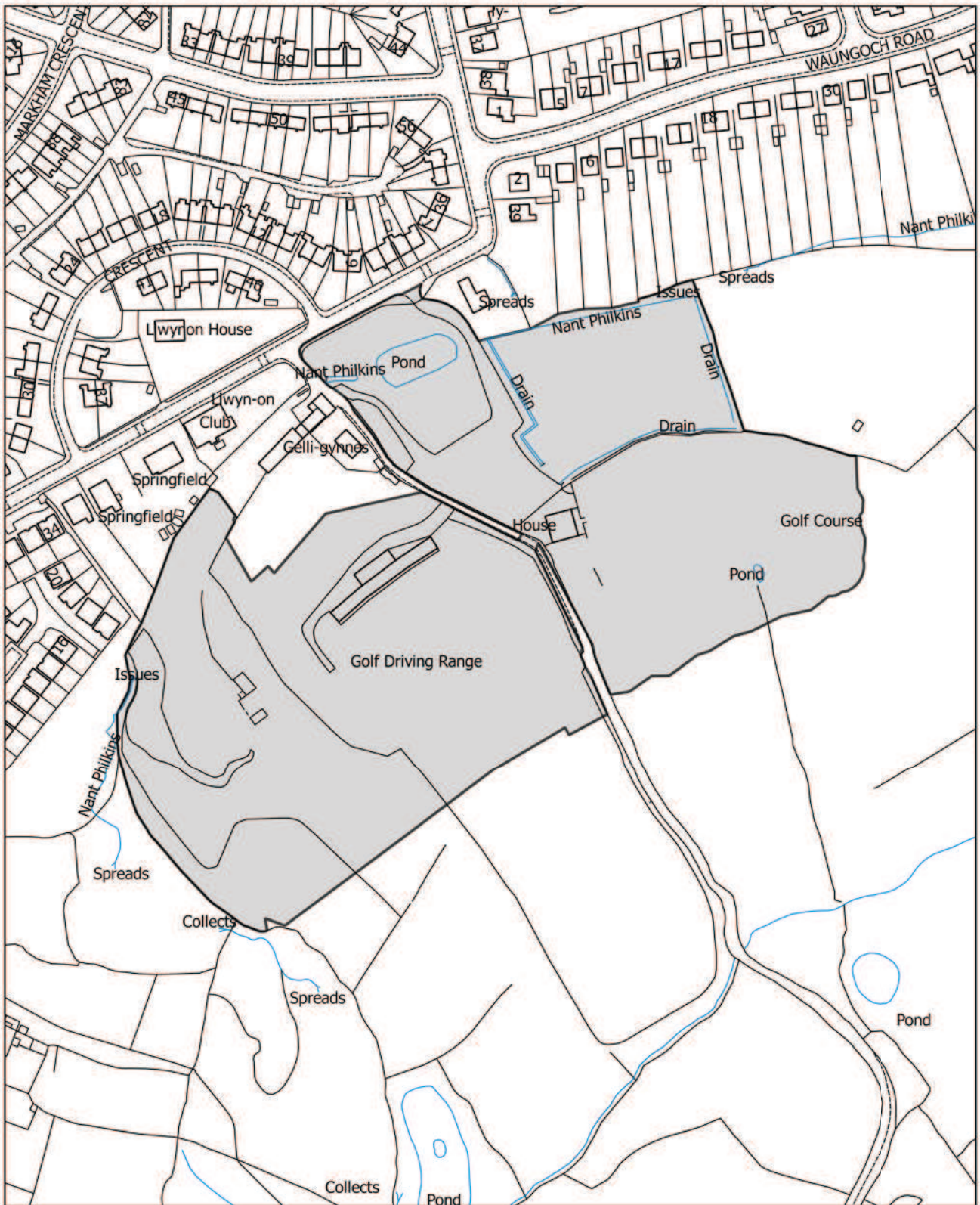
- 23) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 33 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 24) The travel plan hereby approved is that submitted on 6th November 2015
REASON: To encourage the use of a variety of transport options.

Advisory Note(s)

Please find attached the comments of Rights of Way Officer, South Wales Fire and Rescue Service, Wales & West Utilities, Council's Ecologist, Senior Arboricultural Officer, Glamorgan Gwent Archaeological Trust and Head of Public Services 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: CW6 and LDP4.

At reserved matters the parking provision throughout the development should accord to the requirements of LDP5 Car Parking Standards.



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PLANNING COMMITTEE – 13TH JANUARY 2016

SUBJECT: SITE VISIT - CODE NO. 13/0824/FULL – LAND AT PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT

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

PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, K. Lloyd, D. Rees

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, W.H. David (Vice-Chair), Ms J. Gale, L. Gardiner, R.W. Gough, A.G. Higgs, A. Lewis and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 9th December 2015 for a site visit. Members and Officers met on site on Monday, 21st December 2015.
3. Details of the application to erect a single 1.5MW wind turbine, access track and associated transformer enclosure on land at Pen-y-fan Industrial Estate, Pen-y-fan, Newport, were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the location of the proposed wind turbine in that it is in close proximity to the two existing turbines located on the site. Concerns had been raised in respect of a cumulative impact on the landscape but Officers explained that landscape and visual impact assessments had determined that the proposed turbine would be viewed in the immediate context of these existing turbines and would therefore not have a significant impact on the landscape character of the wider area.
6. Members raised concerns in respect of the proposed development's proximity to a country park and the effect on local tourism. Discussion took place in respect of whether there was sufficient highway access to allow for delivery and installation of the new turbine, and Officers outlined the strategic process by which the two existing turbines had been delivered to the near-by site.
7. Discussion took place on the community benefits of the proposed development, together with the impact it would have on a neighbouring factory, and Members were advised that although these were not material planning considerations, any impact would be minimal in nature.
8. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 5 letters of objection had been received. Details of the objections are contained within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be

acceptable and Officers recommended that permission be granted.

10. A copy of the report submitted to the Planning Committee on 9th December 2015 is attached. Members are now invited to determine the application.

Author:	R. Barrett	Committee Services Officer, Ext. 4245
Consultees:	P. den Brinker	Planning Team Leader
	C. Campbell	Transportation Engineering Manager
	G. Mumford	Senior Environment Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th December 2015

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0824/FULL 27.11.2013	Infinite Renewables Limited C/O Mango Planning & Development Ltd Mr D James Number One Waterton Park Waterton Bridgend CF31 3PH	Erect a single 1.5MW wind turbine, access track and associated transformer enclosure Land At Pen-y-fan Industrial Estate Pen-y-fan Newport NP11 3XG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on Pen-y-fan Industrial Estate, Croespenmaen within the Settlement Boundary and an identified Primary Employment Site.

Site description: The site is within the curtilage of an industrial building (Abingdon Flooring). The application site comprises an area of vacant land between two large industrial buildings on the north-western extent of the Pen-y-fan Industrial Estate.

Development: It is proposed to erect a single 1.5MW Wind Turbine. It is anticipated that the turbine will generate approximately 3,135 MWh of electricity per annum. An access track to the turbine base will be created off the road that serves Abingdon Flooring.

Dimensions: The turbine would be 123.5 metres to the tip, 85 metres to the hub, with a 77 metre rotor diameter.

Materials: The wind turbine will be of a mid-grey colour with a minimum-reflective semi-matt finish coating.

Ancillary development: An access track is proposed for construction/delivery measuring approximately 220m in length, and a control building measuring 6m x 3m and 2.8m high, and foundation base (19m diameter).

Cont....

Application No. 13/0824/FULL Continued

PLANNING HISTORY

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

POLICY

Site Allocation

Local Development Plan: The site is located within the Settlement Boundary and a defined primary employment area.

Policies

Local Development Plan: SP1 (Development Strategy), SP5 (Settlement Boundaries), SP8 (Minerals Protection), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints), CW19 (Locational Constraints - Rural Development and Diversification), CW22 (Locational Constraints - Minerals).

National Policy: Technical Advice Note 8: Planning for Renewable Energy, July 2005. Planning Policy Wales (Edition 7), Nov 2014.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? - No.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions

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

Council's Ecologist - No objection subject to conditions.

Cont....

Application No. 13/0824/FULL Continued

Landscape Architect - No objection subject to conditions.

Police Architectural Liaison Officer - Provides advice to the developer regarding security measures for the proposed substation element of the development.

Police Air Support Services - No objection. Request turbine properly illuminated.

Chief Fire Officer - Provides advice to the developer.

Dwr Cymru - No objection.

Glam/Gwent Archaeological Trust - The Historic Environment Record indicates that the proposed development is in close proximity to a cairn that likely dates to the Prehistoric period. In addition, the Scheduled Ancient Monument of Pen-y-Fan Canal Reservoir (MM269) lies approximately 600m to the north. In light of this, a condition requiring an archaeological survey will be attached to the permission to address the matter.

Welsh Government - Planning Division - No comments.

Joint Radio Company Limited - No objection at present.

OFCOM - Provides advice.

Public Health Wales - No comments.

Principal Valuer - No comments.

Head Of Public Protection - No objection subject to conditions.

ADVERTISEMENT

Extent of advertisement: 97 properties were consulted by way of letter and site notices were displayed near the application site.

Response: Four neighbours objected and the owner of the nearby 2 turbines on Oakdale Plateau also objected.

Cont....

Application No. 13/0824/FULL Continued

Summary of observations:

Neighbour objections:

- Cumulative impact on landscape.
- Noise impact of turbines.
- Impact on Pen-y-fan Country Park.

Neighbouring turbine owners' objections:

- Proposal will impact on wind capture efficiency of the two nearby turbines.
- Increase turbulence will lead to increased fatigue loads.
- Cumulative noise impact.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on the submitted baseline ecological assessment, several conditions will be attached to the planning permission but there is no impact on protected species.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No. The development is CIL exempt.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are in respect of the landscape, ecological, environmental health and highways impacts of the scheme.

Cont....

Landscape Impact

The Council's Landscape Architect has offered the following comments.

"A Landscape and Visual Impact Assessment has been undertaken, which broadly follows the guidelines set down in the third edition of Guidelines for Landscape and Visual Impact Assessment published jointly by the Landscape Institute and the Institute of Environmental Management and Assessment. The potential impacts of the proposals upon Landscape Character have also been assessed using Natural Resources Wales LANDMAP data and guidelines. The assessments methodology therefore generally follows what is currently regarded as being best practice."

" A 15 km Zone of Theoretical Visibility Map was produced and potential photo viewpoints identified in conjunction with CCBC officers, and a 10 km study area agreed. An assessment of the potential impact of the proposed development upon the Landscape Character of the study area in relation to the LANDMAP. Visual and Sensory, Cultural and History aspect areas, was undertaken. The assessment concluded that the potential significance of impact, upon any of these areas was no greater than moderate adverse and that for the majority of the aspect areas the potential significance of impact was likely to be neutral to minor adverse. The potential significance of impact upon the Geology and Habitat aspect areas within, which the site is situated was assessed as minor adverse in relation to the Geology aspect area and moderate adverse in respect to the habitat aspect area. I concur with these assessments."

"The visual impact of the proposed development has been assessed primarily from 22 No. locations agreed with CCBC officers. The assessment identifies the significance visual impact, of the proposed turbine as being "major/moderate adverse" in relation to five of the locations, Pen y fan Pond (1), Penrhiw Estate (7), Old Pant Road (10), Greenwood Road (13) and Penylan Top (14). The significance of visual impact upon the remaining 17 No locations as assessed as being "neutral to minor/moderate adverse." Best practice guidelines for assessment recommends a formulaic approach but recognises that a degree of professional subjectivity is also used in reaching a decision. I am in general agreement with the visual assessment though I believe the potential impact upon "Parkway" (location 2) will be "major/moderate adverse" and not "neutral to minor/moderate adverse" as assessed."

Cont....

Application No. 13/0824/FULL Continued

"The 'Landscape and Visual Impact Assessment' also briefly considers the potential visual impact upon National and Local designated landscapes within and adjacent to the study area, Registered Historic Landscapes , Conservation Areas, Public Rights of Way, National trails, Common and Open access Land, main and local road networks. In all instances it was considered that the perceived degree of change would not be so large as to represent a "significant" effect. I concur with this general assessment. I recognise that some localised receptors may experience adverse impacts . However the presence of the Oakdale/Penyfan Industrial Estate and the existing Oakdale turbines within most views will ensure that the proposed turbine would not represent a new and entirely incongruous element within the view. I therefore concur with the overall assessment."

"A cumulative impact assessment has been submitted to assess the anticipated effects of the proposal upon both Landscape Character and visual receptors. The assessment suggests that the proposed turbine will be seen in the immediate context of the two existing turbines on the Oakdale plateau. The separation distance between the two existing turbines and that of the proposed turbine to the closest of the Oakdale pair is similar as is the height and design of these turbines. Therefore the existing and proposed turbine are likely to be seen as one development. I concur with this assessment and believe that the addition of a single additional wind turbine at this location will not on its own result in a significant cumulative impact upon any of the assessed photo-viewpoints."

"The potential cumulative impact upon the Landscape Character of the study area was broadly assessed in the original "Landscape and Visual Impact Assessment" and has not been expanded upon in the subsequent addendums. This initial assessment concluded that the existing industrial landscape could accommodate another turbine of similar size and design to the existing turbines on the Oakdale plateau without any "significant" change in landscape character. I agree with this assessment and also believe that this additional turbine in its proposed location will not in itself result in a "significant" impact upon the landscape character of the wider study area."

"To conclude - Should this application be approved, I believe there would be no significant adverse impacts upon the landscape character of the study area. Significant (major/moderate adverse) visual impacts would be localised and would often occur where views already exist of the two turbines on the Oakdale plateau. In such views the proposed turbine would be seen as an extension to the existing pair, which are already prominent in many local views.

Cont....

Application No. 13/0824/FULL Continued

The addition of a single turbine of similar height and design to this existing turbines on the Oakdale plateau, would increase the prominence of the group but not cause the group to visually dominate the study area or the assessed local views. Neither would the addition of a single turbine in this location cause a "significant " cumulative effect upon the landscape character or visual quality of the study area."

"I have no objection to this application."

The application site is located on the border of two areas as defined in the Gillespie Report. Within area No. 5, i.e. the Greater Blackwood Area, and immediately adjacent to area No. 8, i.e. the Pen y fan and land west of Newbridge. Both areas are identified as highly sensitive to wind turbines of this scale, although sensitivity varies within each unit. In this instance the acceptability is influenced by the 2 existing large turbines in close proximity to the proposal. It should however be noted that the Gillespie report is a strategic study, and gives pointers, not specific advice on individual proposals.

Environmental Health

Based on the Environmental Noise Impact Assessment submitted, the Head of Public Protection concludes that the proposed development will not have an unacceptable impact on the amenity of residential properties from noise or shadow flicker. Several conditions will be attached to the planning permission to control such matters.

Impact on Ecology and Wildlife

A Baseline Ecological Assessment was carried out on this site. The findings of those surveys have been considered by the Council's Ecologist and no objections have been raised subject to several conditions to include bat activity monitoring.

Highways Impacts

A Transport Management Plan has been submitted with the application and this has been assessed by the Transportation Engineering Manager. He is satisfied that the turbine can be transported safely to the site without having any detrimental impacts on the highway network, subject to the imposition of suitably worded conditions.

Cont....

Application No. 13/0824/FULL Continued

Comments from consultees: These are addressed above.

A condition will be attached relating to the assessment of archaeology onsite further to the comment of Glamorgan/Gwent Archaeological Trust.

Comments from public:

The objections relating to impact on the landscape, cumulative impact and noise concerns have been addressed above.

No objection has been raised by consultees subject to relevant conditions.

In terms of the objection raised by the owner of the two turbines on the adjacent plateau, i.e. the proposal will affect the efficiency of the existing turbines, relevant guidance is contained in Technical Advice Note 8: Planning for Renewable Energy (July 2005). Paragraph 2.8 states that wind turbines need to be positioned so that the distance between them are around 3-10 rotor diameters. This spacing represents a compromise between compactness, which minimises capital cost, and the need for adequate separations to lessen energy loss through wind shadowing from upstream machines. The proposed turbine is located some 4 rotor diameters to the south-east of the nearest existing turbine on the plateau site. Such a distance of separation is considered to be acceptable in accordance with the above guidance.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

- 02) The level of noise from the wind turbine (hereby approved) measured at the nearest noise sensitive properties shall not exceed 35dB(A) (LA90, 10 mins) up to wind speeds of 10m/s at 10m height when calculated in accordance with the Guidance Notes attached to this consent, or such other guidance as may be agreed in writing by the Local Planning Authority.
REASON: In the interest of the amenity of noise sensitive properties.

Cont....

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

Cont....

Application No. 13/0824/FULL Continued

- 06) Prior to the commissioning of the wind turbine hereby approved it shall have been fitted with a control system that automatically shuts down the turbines during times should shadow flicker occur, in accordance with a scheme of control that shall have been agreed in writing with the Local Planning Authority.
REASON: To control flicker in the interests of the amenity of nearby flicker-sensitive properties.
- 07) No works shall commence on site until a revised Traffic Management Plan has been submitted to and agreed in writing by the Local Planning Authority which provides a detailed report on the proposed route to be taken to the application site. This should include the adequacy of the route and provide details of any improvements required to the highway network to allow the movement of the abnormal loads. All improvements must be implemented before the movement of any abnormal load can take place. The plan will need to indicate full consultation and approval with neighbouring Authorities which the loads pass through, consultation and approval with the Welsh Government and South Wales Police Liaison Transport Officer who co-ordinates the safe passage of the vehicles and consultation and approval with the Highways Agency. The development shall be carried out in accordance with the agreed Traffic Management Plan.
REASON: In the interests of highway safety.
- 08) Before the transportation of AIL components commence to site the hauler's indemnity insurance must be inspected by the Highway Authority and written approval granted from the Authority's Chief Legal Officer.
REASON: In the interests of highway safety.
- 09) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
REASON: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

Cont....

Application No. 13/0824/FULL Continued

- 10) The wind turbine and tower hereby approved together with the ground equipment and plant shall be removed from the application site, either before the end of 25 years from the date of commencement of the development hereby approved or within six months upon their becoming no longer operationally active in the generation of electricity, whichever is the earlier.
REASON: In order to define the extent of the permission hereby granted.
- 11) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 12) 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.
- 13) Details of land drainage shall be submitted to and agreed in writing with the Local Planning Authority before the works commence and shall be carried out in accordance with the agreed details before the development is brought into use.
REASON: In the interests of highway safety.
- 14) The wind turbine, tower and ancillary equipment shall be removed from the site and the land restored to its former condition upon cessation of the use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cessation of the use shall be defined as the wind turbine becoming inoperative for a continuous period of six months.
REASON: In the interests of visual amenity.
- 15) Notwithstanding the submitted plans details of anti collision lighting to be fitted to the turbine shall be submitted for the written approval of the Local Planning Authority prior to any works commencing on site, and thereafter installed in accordance with a timetable agreed as part of those details.
REASON: In the interests of health and safety.

Cont....

- 16) Prior to the commencement of the development hereby approved an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to establish the stability of the site of the turbines and the measures that should be taken with regard to the design of the foundations of the wind turbines and/or proposals for ground treatment, details of which (including calculations certified by a competent person), shall be submitted to and agreed in writing by the Local Planning Authority. The foundations and /or ground treatment shall thereafter be completed in accord with such details as have been agreed.
REASON: To ensure the structures are provided with adequate foundations.
- 17) The first 11 metres of the construction access track from the adopted highway shall be finished in materials that shall have been submitted to and agreed in writing with the Local Planning Authority and those details shall not include loose materials that may be carried out onto the adopted highway.
REASON: To prevent loose material such as mud and gravel being carried out onto the highway.
- 18) Prior to the construction of the sub-stations details of the external finishes shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be completed and maintained thereafter in accordance with the agreed finishes.
REASON: In the interest of visual amenity.
- 19) Before the commissioning of the wind turbines hereby approved, details of bat activity surveys by a competent bat ecologist to monitor foraging and commuting bat activity around the turbines for a minimum of 2 years post-completion of the development shall be submitted to and agreed in writing by the Local Planning Authority and the agreed activity surveys shall be carried out unless otherwise agreed in writing by the Local Planning Authority and the results of the surveys shall be submitted to the Local Planning Authority annually along with details of any proposed improved mitigation measures, arising from the survey results to be agreed in writing by the Local Planning Authority and the agreed improved mitigation measures shall be implemented.
REASON: To provide information on the level of bat activity in close proximity to the turbines and any interaction between foraging bats and the turbine blades, in the interests of biodiversity.

Cont....

Application No. 13/0824/FULL Continued

- 20) No development or site/vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist (including a methodology for the capture and translocation of reptiles with details of the receptor site if necessary) and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.

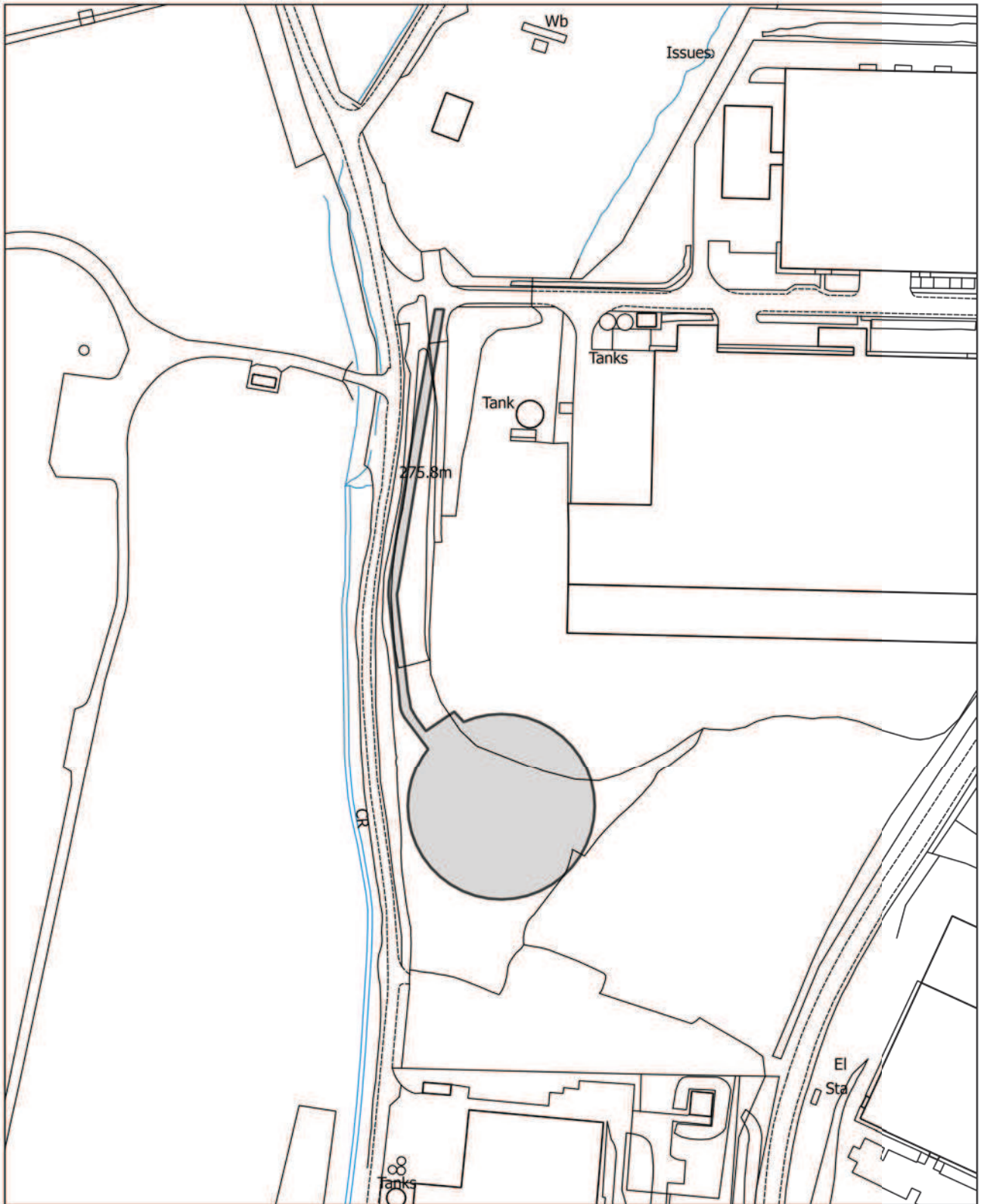
REASON: To ensure that reptiles are protected.

Advisory Note(s)

Please find attached the comments of Transportation Engineering Manager, Head of Public Protection, OFCOM, Joint Radio Company Ltd, Glam/Gwent Archaeological Trust, Chief Fire Officer, Police Air Support that are brought to the applicant's attention.

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

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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0331/RET 14.05.2015	Gelligoediog Riding School Gelligoediog Farm Gelligoediog Farm Lane Manmoel Blackwood NP12 0RH	Retain the change of use to a horse riding school Gelligoediog Farm Gelligoediog Farm Lane Manmoel Blackwood NP12 0RH

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: Gelligoediog Riding School, Gelligoediog Farm, Manmoel, NP12 0RH. The site is located within the open countryside outside of any settlement boundary.

Site description: The riding school is within a working farm amounting to 34 acres in conjunction with a tenanted farm of 186 acres and utilises existing farm buildings and stables along with an existing ménage. No alterations are necessary to any of the existing buildings to accommodate activities associated with the riding school.

Access to the farm and riding school is via an existing single lane rural track, measuring some 182 metres leading off the existing highway network. This track serves both Gelligoediog bungalow and Gelligoediog Farm. There is also a pair of cottages at the junction of this access track with the main highway.

The applicant has submitted a Design and Access Statement, within which it is confirmed that "vehicle access to and from the horse riding school will also be via the existing highway network and carefully designated time slots are given to customers to facilitate movement". However, no specific details have been provided.

Development: Full planning permission is sought in respect of the retention of the change of use of the premises to a horse riding school, including a ménage. The developer has also provided details of two passing bays proposed along the access track leading to the premises.

The business employs five people.

Hours of opening are 8.30am to 8pm Tuesday to Sunday and Bank Holidays.

Dimensions: The ménage measures 20m x 39.8m. The existing barn used for the riding school measures 7m x 7.7m x 5m in height.

Cont'd.....

Application No. 15/0331/RET Continued.

Materials: Not applicable.

Ancillary development, e.g. parking: Two car parking spaces located opposite the barn used by the riding school.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: In the open countryside and within the Manmoel Visually Important Local Landscape (VILL) as identified by Policy NH2.2 of the LDP. Also, within Nant-y-felin Wood, North East of Markham Site of Interest for Nature Conservation (SINC).

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place making, SP10 - Conservation of Natural Heritage, SP11 - Countryside Recreation, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations highways, CW4 - Natural Heritage Protection, CW15 - General locational constraints, CW19 - Locational constraints - Rural Development and Diversification, supplementary planning guidance contained in LDP5 - Parking Standards and LDP10 - Buildings in the Countryside.

NATIONAL POLICY

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd.....

Application No. 15/0331/RET Continued.

COAL MINING LEGACY

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

CONSULTATION

Head Of Public Protection - No objection subject to a conditions being attached to any consent requiring the control of feedstuffs and waste.

Minerals Officer - The site is within the sandstone safeguarding area identified in the adopted LDP. However, the application is for the retention of a change of use of existing land and buildings and does not involve any additional built development. Therefore there is no objection on mineral safeguarding grounds.

Transportation Engineering Manager - No objection subject to conditions being attached to any consent in respect of parking provision and the provision of passing bays.

Countryside And Landscape Services - Drawing No 15/0865 dated August 2015 shows the location and approximate dimensions of two proposed passing bays on the approach road to the farm. Both of the passing bays appear to encroach into the drawn alignment of the existing hedgerow. The excavations for these passing bays will result in the loss of plant roots and potential damage to or the loss of up to 20m of native hedgerow. A landscape proposal which realigns the hedgeline around the boundary of the passing bay is required. This realignment can be achieved by digging out and replanting the existing rootstock or through new planting. A method and detailed proposal is required by condition for approval.

Argoed Community Council - Object to the retention of the riding school use because it feels that the entrance to serve the site is inadequate for the size of vehicles accessing the site.

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

Response: Four.

Cont'd.....

Application No. 15/0331/RET Continued.

Summary of observations:

- highway hazards as a result of the increased use of vehicles and horse boxes using the same access track as existing properties, the farm and holiday lets, amounting to between 5 - 20 in the space of an hour
- the entrance to the lane is often used as a turning point by local residents and people visiting the village
- danger to pedestrians as a result of passing vehicles along a narrow lane
- increased highway danger because there are no passing bays
- damage to boundary wall by vehicles traversing the narrow access track
- clarification required in respect of the planning approval sought
- lane is used by various groups of Ramblers, casual walkers, local residents, army cadets, scouts, outdoor orienteering as it is part of the Sirhowy Walk.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance and is an application for the retention of a horse riding school and ménage.

Policy CW15 of the LDP permits appropriate recreation and leisure proposals beyond the settlement limits. Policy CW19 sets down criteria that would be applicable to any leisure use in countryside locations.

Cont'd.....

Application No 15/0331/RET Continued.

In this respect rural development and diversification will be permitted where they are consistent in scale and compatible with their rural location, including the retention and enhancement of existing natural heritage features; that where buildings are required to deliver the scheme, existing buildings are reused where possible, or the new buildings relate to an existing group of buildings and they will be complimentary to and not prejudice the operation of the existing business. The riding school comprises a recreational use that sits well in a countryside location and is therefore acceptable in principle, and its small scale and use of existing facilities would have a minimal impact on the site and its setting. The only new development associated with the application is the provision of parking and the creation of two passing bays along the access road to the establishment.

Policy CW3 of the LDP considers highway implications. The objections raised in respect of the development are made mainly on grounds of highway safety and the suitability of the narrow access road to serve the development and other existing properties. The Group Manager (Highways and Transportation) has considered the development and has raised no objection subject to parking provision and the creation of two passing bays along the access road in line with submitted plans. This may be dealt with by attaching appropriate conditions to any consent.

Policy CW4 of the LDP considers natural heritage protection and it is noted that the development is located within the Manmoel VILL (Policy NH2.2) and also within the Nant y felin Wood, North East of Markham SINC (Policy NH3.29). The development has been considered by this Countryside Division, who has raised no objection to the development subject to a condition requiring the realignment of the existing hedgerow around the proposed passing bays, which may be addressed by attaching a condition to any consent as discussed 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 matter of damage to a neighbour's wall by a vehicle is a private matter. The other concerns raised are discussed above.

Other material considerations: None.

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

Cont'd.....

Application No. 15/0331/RET Continued.

RECOMMENDATION that Permission be GRANTED

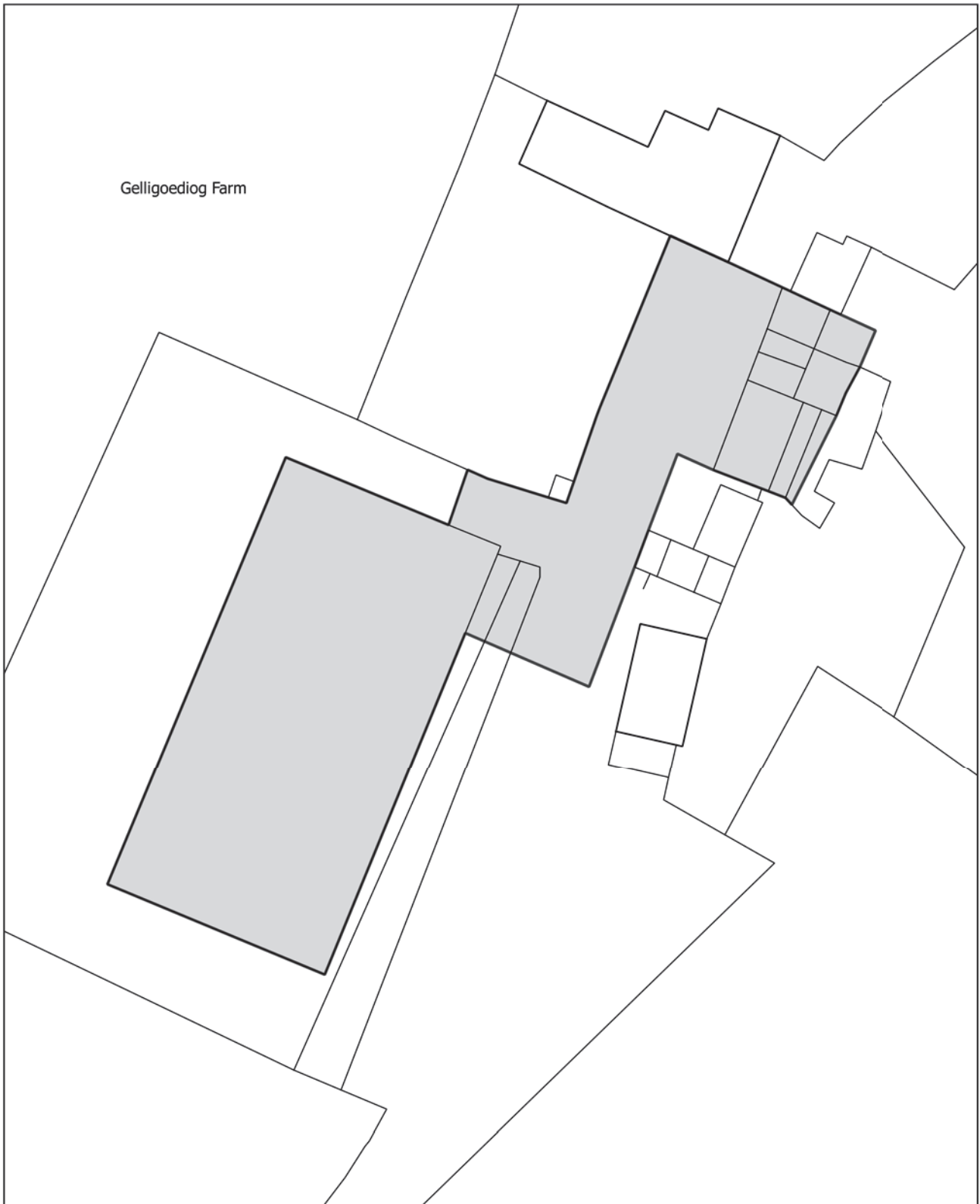
This permission is subject to the following condition(s)

- 01) The area indicated for the parking of vehicles shall be laid out in accordance with the submitted plans within 1 calendar month of the date of this consent, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 02) The proposed passing bays shall be provided in accordance with the details to be agreed in respect of condition 4 below within 6 calendar months of the date of this consent.
REASON: In the interests of highway safety.
- 03) Prior to the first use of the stables hereby approved a scheme for the storage of foodstuffs, and the storage and disposal of waste and manure shall be implemented in accordance with details that shall be agreed in writing with the Local Planning Authority.
REASON: To prevent pollution.
- 04) Prior to the commencement of works in respect of the agreed passing bays, a detailed landscaping proposal and method statement, which realigns the hedgeline around the boundary of each passing bay, shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in conjunction with the works in respect of the provision of the passing bays.
REASON: In the interests of visual amenity and biodiversity.

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: CW3.

The applicant is advised of the comments of the Council's Countryside and Landscape Services Manager.



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0739/FULL 23.11.2015	Mr & Mrs Long 46 St Andrews Drive Blackwood NP12 2ET	Convert garage and erect first floor side and rear extension 46 St Andrews Drive Blackwood NP12 2ET

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the south-eastern side of St Andrews Drive, Blackwood.

House type: The application property is a detached two storey dwelling with front and rear gardens. The property currently has 4 bedrooms and an attached single garage to the side.

Development: Planning permission is sought to erect a first floor side extension above the attached garage and convert the garage into living accommodation. The first floor extension will accommodate a lounge room and the garage conversion will accommodate a bedroom and wc.

Dimensions: The first floor side extension measures 3.7 metres wide by 6.8 metres long. The external measurements of the garage remain unchanged, however the internal arrangement of the garage conversion will be reconfigured. This will result in an area measuring 1.8 metres wide and 2.1 metres long to be lost from the garage and allocated to the adjacent lounge.

Materials: Facing brick and concrete roof tiles to match the host dwelling.

Ancillary development, e.g. parking: 1 extra off-street parking space is provided to accommodate for the loss of the existing parking space within the garage.

PLANNING HISTORY 2005 TO PRESENT

P/05/0234 - Carry out alteration works and erect single storey garage extension and conservatory extension - Granted 12.04.05.

Cont'd.....

Application No 15/0739/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: CW2 (Amenity), CW3 (Design Considerations - Highways) and advice contained within the adopted Supplementary Planning Guidance LDP7: Householder Development and LDP5:Car Parking Standards (November 2010).

NATIONAL POLICY Planning Policy Wales Edition 7 July 2014 and Technical Advice Note 12: Design (2014).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within Category 3 and no report is required however standing advice will be provided to the applicant.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and 12 neighbours were consulted.

Response: None.

Summary of observations: Not Applicable.

Cont'd.....

Application No. 15/0739/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?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is not CIL liable because it does not exceed 100 square metres.

ANALYSIS

Policies: The application has been considered in accordance with National Guidance, Local Plan Policy and Supplementary Planning Guidance. The proposed first floor side extension to the dwelling is considered to be acceptable from a design perspective and there would be no detrimental impact on the amenity of the neighbouring dwellings. The proposed garage conversion is also acceptable from a design perspective and replacement off-street parking can be accommodated within the curtilage of the dwelling to allow for the loss of the one space in the garage. In conclusion the application is considered to be acceptable in planning terms.

Comments from consultees: The Transportation and Engineering Manager raises no objection subject to the provision of a replacement off-street parking space.

Comments from public: None.

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

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 No. 15/0739/FULL Continued.

- 02) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 04) The extension/annexe and garage conversion hereby approved shall be used for purposes ancillary and incidental to the use of the dwelling house known as 46 St Andrews Drive, Blackwood, and for no other purpose.
REASON: To maintain adequate control over the development.
- 05) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: 11 December 2015 (amended plans) (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

This Standing Advice is valid from 1st January 2015 until 31st December 2016.



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0459/RET 07.07.2015	Chris Howell Timber And Landscaping Supplies Nantgarw Road North UI Caerphilly CF83 1AQ	Retain the installation of a biomass unit incorporating flues and railway container housing kiln Chris Howell Timber And Landscaping Supplies Nantgarw Road North UI Caerphilly CF83 1AQ

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is a Timber Yard to the north of Nantgarw Road. To the north and east of the site are business uses. To the west are business uses including a Petrol Station. A rear lane and row of terrace houses fronting Nantgarw Road are located to the south.

Development Description: This application seeks planning permission for the retention of two biomass units on the northern side of the Timber Yard incorporating two flues and associated roof covering structure and a steel container housing a kiln for drying wood to be used as fuel in the biomass unit.

Dimensions: The boilers and storage container/kiln are located within the timberyard in an area approximately 10m by 7m. The container is approximately 6m by 2.5m with a height of 2.8m. The two biomass boilers have stainless steel flues with a diameter of approximately 0.3m and a height of approximately 9 metres above ground level. The boilers are covered by a partially open timber/steel supported roof structure with a height ranging from 2.7m to 3m.

Materials: The storage kiln is a dark green steel container and the flues for the biomass boilers are a polished stainless steel appearance. The biomass boilers are contained within an area partially covered by a corrugated steel/plastic roofing with support steel/timber framed structure

Ancillary development, e.g. parking: None.

Cont'd.....

Application No. 15/0459/RET Continued.

PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 Adopted - November 2010.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), SP6 (Place making).

NATIONAL POLICY Planning Policy Wales, 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? Not Applicable.

CONSULTATION

Chief Fire Officer - Offers no objection to the development. Recommends that the developer should consider the need for the provision of: -

- (a).adequate water supplies on the site for firefighting purposes; and
- (b).access for emergency firefighting appliances.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to conditions

Senior Engineer (Land Drainage) - Request conditions on surface water and land drainage.

Caerphilly Town Council - Objects to the Proposal due to increase in smoke in vicinity causing concern to residents.

Cont'd.....

Application No. 15/0459/RET Continued.

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Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to nearby properties.

Response: 10 representations objecting to the development have been received.

Summary of observations:

The matters raised in the objections received can be summarised as:

- Risk to Health of residents (some vulnerable) from emissions both from site and combined with existing pollutants
- Reference to ailments attributed to the development including sore throats, coughs and breathing problems.
- 24 hour nature of the burning and lack of oversight outside working hours.
- Safety risk due to fire hazard/explosion
- Proximity to houses
- Cannot spend time in gardens as the acrid smell of smoke makes eyes burn and affects breathing.
- Clothes cannot be dried outside due to smell
- Negative impact to air quality and cumulative effect with traffic pollution
- Have to keep doors and windows shut due to smell
- Makes people feel unsafe
- Proximity of Petrol Station and car mechanics businesses
- Not suitable in residential area
- Complaints about business over a number of years
- Proximity of Combustible materials.

In addition two Councillors have raised concerns in relation to the development and in addition photographs were provided showing smoke being emitted from the development.

Cont'd.....

Application No. 15/0459/RET Continued.

During the course of the application the applicants provided a supporting statement in relation to the need for the development summarised as:-

- The company joined the Renewable Heat Initiative Scheme in order to generate and use renewable energy in accordance with current Government Policy in order to reduce the use of fossil fuels.
- The Biomass Units were installed at substantial cost by a recognised Specialist installer utilising their extensive experience.
- The height of the flues was set in order to reduce the impact of the development and in our opinion does not pose a significant nuisance.
- There are two mobile phone masts in the locality which have a far greater visual impact.
- The second boiler which powers a Kiln enables the applicants to dry the wood and reduce the moisture content which added value into the timber and thus making the process far more efficient. The whole process is a cycle to which bio energy is the key to their sustainability for the future.
- The Applicants now utilises 100% of their product from this site and no longer have to dispose of otherwise previous waste product to North Wales or Devon at a great cost and a drain on the business during a very trying economical time.
- As a result of the cost savings two jobs have been created and removal of this facility will result in an immediate loss of jobs.
- This is a new on-going project for the Applicants, there have been issues they have incurred along the way but with the fitting of the Kiln which was achieved whilst the business was still working, is now complete. This will help them greatly to improve the burning process and will benefit everyone and the environment in the future.
- Refers to other businesses in the area and alleges previously there have been instances of the burning of polluted materials which escalated unrest in the local area for which the Applicants were unfairly blamed.
- Alleges that a petition raised by one of the local residents has been left in the nearby fuel garage asking all customers to sign, the majority of these customers do not reside anywhere near the area and should never have been included in this petition.
- Notes the Council have not received any complaints whatsoever from immediate business neighbours.

SECTION 17 CRIME AND DISORDER ACT

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

It is not considered that crime and disorder will be materially affected by the development.

Cont'd.....

Application No. 15/0459/RET Continued.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Not liable as no floorspace created by the development.

ANALYSIS

Policies: This application was submitted following a complaint after the erection of the biomass flues and was subject to a Planning Enforcement investigation and the applicant has sought to regularise the development by way of the current retrospective planning application. The operation of the biomass boilers is considered to be an ancillary operation to the main use of the site as a Timber Yard as the biomass boilers are providing heat to the Timber Yard offices and utilising waste timber product from the timber yard as the fuel.

The main consideration of the application is the effect of the development on the amenity of the area and the nearby residential properties as well as the visual impact of the development.

Impact on Amenity

Adopted Local Development Plan Policy CW2 (Amenity) requires development to have no unacceptable impact on the amenity of adjacent properties or land. In this instance there have been significant concerns raised by the objectors in relation to the operation of the biomass boilers and in particular concern in relation to safety and impact on health of emissions from the flues. The Council's Environmental Health Officer has visited the site and viewed the operation which includes the drying of timber in the kiln prior to being used, and also the start up procedure of the operation. Following detailed consideration of the operation the Environmental Health Officer has offered no objection to the proposal subject to the imposition of planning conditions including restricting the use of the biomass units to using non treated virgin timber and its off cuts and a condition requiring a record to be kept and made available demonstrating that the wood must first have been dried within the on-site kiln to provide a moisture content of less than 25%.

Cont'd....

Application No. 15/0459/RET Continued.

The case officer has made a number of visits to the site and has considered the photographic evidence submitted by a Councillor. It is acknowledged that the amount of smoke being emitted from the two flues varied but was generally considered to be low, and walking the rear lane behind the residential properties on Nantgarw Road no unacceptable level of odour was detected. The photographic evidence supplied indicates that on occasion the smoke generated by the development is significantly greater than that observed during site visits and in addition it must be noted that atmospheric conditions including wind direction and speed will affect the spread and impact of any emissions. The representations received from local residents indicate that there have been problems with the operation of the unit; however, the measures proposed by the Environmental Health Officer seek to minimise the generation of smoke and provide a requirement for the operator to keep a record of the preventative measures taken. No substantive evidence has been provided in relation to health issues and the Environmental Health officer is content with the development.

In relation to concerns raised over fire risk the Fire Authority were consulted and offered no objection to the development.

Visual Impact

The Visual impact of the development is considered to be low when considered within the context of the site as a whole. The flues are visible above the Timber Yard but are seen in conjunction with existing industrial buildings and other vertical structures such as telecommunication masts. The boilers, canopy and container whilst glimpsed from the rear lane are seen within the general timber yard and are not considered to harm the character of the area.

It is considered that the development subject to the conditions requested by the Environmental Health Officer is acceptable and accords with relevant adopted Local Development Plan Policies.

Comments from consultees: The drainage officer requested a condition on drainage however the details submitted indicate that run off from the canopy is stored and used for cleaning the site. As such it is considered that the imposition of a condition is unnecessary.

Comments from public: Have been addressed in the body of this report.

Other material considerations: None.

Cont'd.....

Application No. 15/0459/RET Continued.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

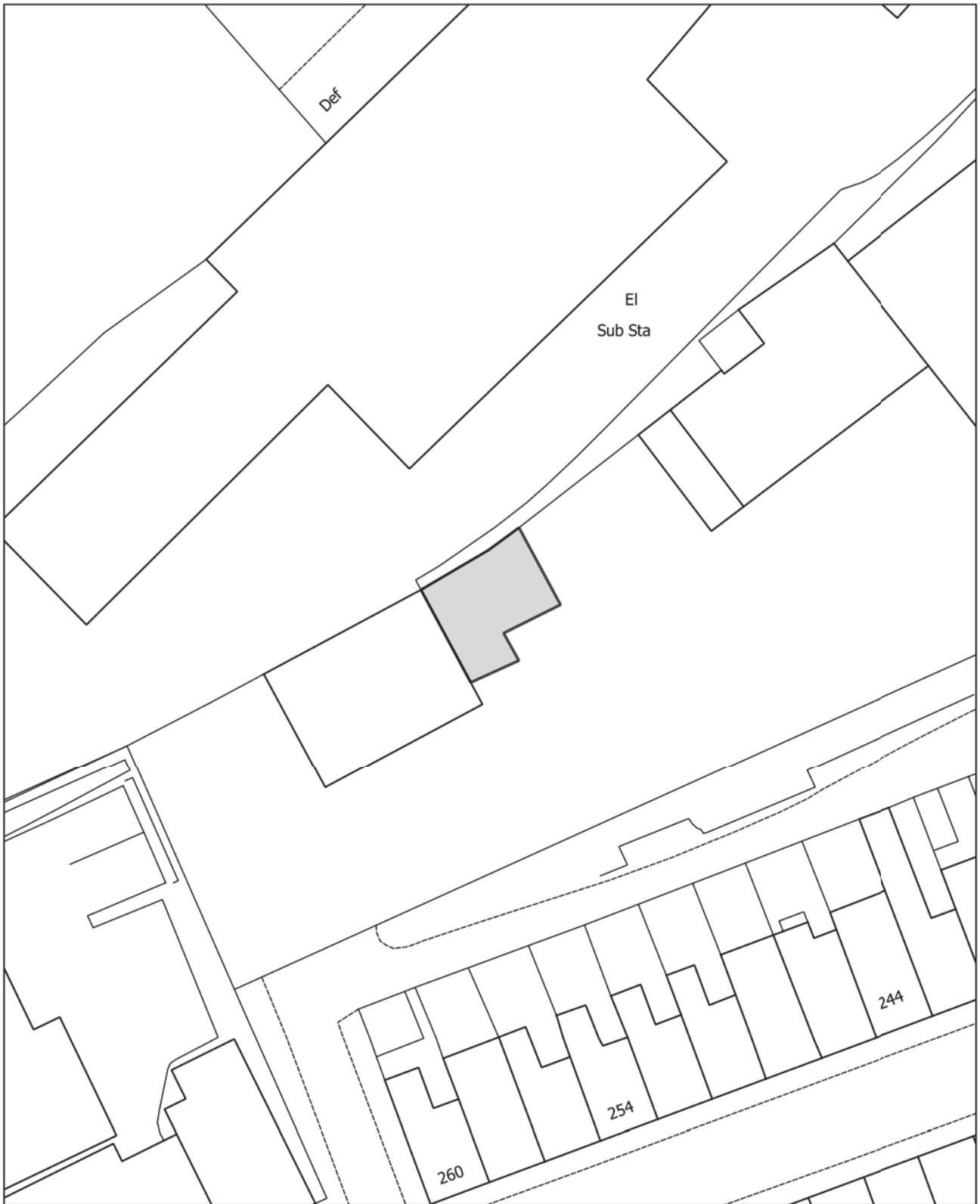
- 01) The only wood permitted to be burned within the biomass units hereby approved is clean, non treated virgin timber and its off-cuts.
REASON: In the interests of Public Health.
- 02) Prior to loading the biomass units, wood must be internally stored within the kiln and dried to a moisture content of less than 25%.
REASON: In the interests of residential amenity.
- 03) An up to date register shall be kept at the site and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the recording of monitoring of moisture content of wood fuel used in the biomass boilers subject to this application.
REASON: To provide a record of compliance with condition 2 in the interest of the amenity of nearby sensitive receptors.
- 04) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
 - Location Plan received 07/07/15)
 - Site Plan and elevations, RJ Morris drawing (received 07/07/15)
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, SP6.

Please find attached the comments of The Fire Authority that are brought to the applicant's attention.

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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0624/FULL 09.10.2015	Mr J S Khehra Highland Farm Mountain Road Bedwas Caerphilly CF83 8ES	Erect extension and refurbish existing dwelling Highland Farm Mountain Road Bedwas Caerphilly CF83 8ES

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: On the western side of Mountain Road, Bedwas.

Site description: The host dwelling is a single-storey former stables converted to a domestic dwelling containing five bedrooms within open countryside north of the settlement of Bedwas. The site has an entrance gate off Mountain Road and the building is set back from the road down a driveway. The site has screening in the form of hedges on the southern and eastern sides and is surrounded by open fields on all sides apart from to the east where Mountain Road runs in a broadly north-south direction. The nearest dwelling is approximately 70 metres to the south east. The topography of the land broadly falls from North to South.

Development: Demolish existing detached garage and construct two-storey extension to the western end elevation. The extension would provide a new garage with separate Tractor Garage and upper and lower lounge areas. The development also contains details of refurbishment to the existing dwelling including changing the external appearance of the property from timber to render with stonework detailing and new single ply membrane roofing.

Dimensions: The approximate dimensions of the extension are 10.3m long by 13m wide (except tractor garage element which is 8m wide). The height varies from 4.4m on the principal elevation increasing to 5.4m at the rear elevation.

Materials: Existing materials: Walls: Timber Clad, Roof: Green Metal Clad.

Proposed Material: Walls: White render and stonework, Roof: Dark Grey Single ply membrane.

Ancillary development, e.g. parking: None.

Cont'd.....

Application No 15/0624/FULL Continued.

PLANNING HISTORY 2005 TO PRESENT

P/06/0684 - Construct detached garage - Refused 22.06.07 - Appeal Dismissed.

08/0910/FULL - Construct detached double garage - Granted 02.10.08.

14/0061/FULL - Demolish existing garage and construct two-storey extension to west elevation - Granted 26.03.14.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The land is outside the settlement boundary.

Policies:

SP5 (Settlement Boundaries)

CW2 (Amenity)

CW3 (Design Considerations - Highways)

CW4 (Natural Heritage Protection)

CW15 (General Locational Constraints)

CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside)

NH1 (Special Landscape Areas).

NATIONAL POLICY Planning Policy Wales, 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? No, this matter will be resolved through the Building Regulations.

Cont'd.....

Application No. 15/0624/FULL Continued.

CONSULTATION

Countryside And Landscape Services - The Council's Ecologist has no objections to the development subject to conditions and informative notes in relation to bats.

Bedwas, Trethomas & Machen Community Council - Objection - Overdevelopment of the area.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice.

Response: No response received relative to the consultation exercise.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species?

Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes this site falls within the Higher Viability area, and the extension has a floor area of 101.79 square metre (having subtracted the existing garage space) resulting in a CIL payment of £4071.60.

Cont'd.....

Application No. 15/0624/FULL Continued.

ANALYSIS

Policies: The application dwelling is a former stable building where its subsequent change of use to a domestic dwelling became immune from enforcement action and a residential use was established at the site. The property benefits from an existing extant planning permission for an extension on the same side end of the building as the current application. This permission has not at present been implemented and therefore should this application be approved it would only be possible for one of the permissions to be implemented.

Extant Planning Permission

The extant planning permission was granted in March 2014 and approved a side extension to the western end of the property. During the determination of the application following officer negotiation the design of the extension was amended and a revised scheme was approved. The material for the amended scheme ensured the extension matched the existing building, with the walls clad in matching timber and metal sheet roofing consistent with the existing roof covering. The permitted extension projected 6.2m in length from the western side of the dwelling and was 10.1m in depth and 4.4m in height including a nominal 0.2m step down from the existing ridge height of the building. The floorplans showed it would provide a large garage accessed via the principal north facing elevation and behind that a lounge area (6m by 3.6m) with an upper lounge area above in the roofspace. The design included a large glazed area on the rear south facing elevation incorporating a gable roof feature.

Current Planning Application

The current application differs from the extant permission in the following ways. It has a wider projection (10m) from the existing western end of the dwelling to accommodate a tractor garage at the western end. A double garage is proposed to be accessed from the principal north facing elevation and a lounge area behind, however this is larger than the previous permission (approx internal dimensions 6.2m by 6.3m). An upper lounge area is also proposed (approx internal dimensions 6.2m by 6.3m) with a glass and stainless steel balcony (2m 4.9m). The height of the extension viewed from the front (northern) elevation is 4.4metres in height, however the rear elevation is proposed to be 5.4m high but its roof height remains 0.2m below the original dwelling ridge height as the ground level (which already falls away) will be excavated by just over a metre.

Included within the application are proposals to reclad the existing dwelling changing it from the existing timber clad walling to a white render and removal of the existing green metal ribbed roofing to a new ply membrane in a grey colour. New stonework elements are proposed on the principal elevation.

Cont'd....

Application No. 15/0624/FULL Continued.

Visual Impact of the Development

The application site is located within an area designated as a Special Landscape Area (Policy NH1.4 North Caerphilly) outside of the settlement boundary.

It is considered that Local Development Plan Policies CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) and Policy NH1 (Special Landscape Areas) are key policy considerations in the determination of the application.

Part A of Policy CW20 requires development proposals to ensure that the proposed use, scale, form, siting, design and materials are suitable within its context. In addition in relation to extensions of buildings in the countryside Part C requires:-

- i) The scale, form and design of the extension respects the scale and character of the original building
- ii) The extension does not result in the loss of undeveloped countryside
- iii) The extension does not result in the domestication of urbanisation of an otherwise rural setting.

In relation to Part A and Part C criteria (i) and (ii) it is considered that the development is not acceptable as the proposed extension and refurbishment of the building would have a significant detrimental impact on the simple form of the building which at present retains many of the characteristics and appearance of its former use as a stable. Furthermore it is considered that the extant permission provided a reasonable scale of extension which the current application now seeks to go significantly beyond.

In regard to the scale of the development the extension would be substantially larger than the extant permission resulting in a significant increase in the width of the original building of approximately 50% as opposed to an approximate 30% increase in the previously permitted extension. In this regard it is considered that the current application does not respect the scale and character of the original building. The massing of the building would also be increased in the current proposal to an extent where it is considered it does not respect the scale of the original building. It is considered the proposed development does not accord with Part A or criterion (i) of part C of Policy CW20.

Criterion C(ii) relates to the loss of undeveloped countryside. As the proposed extension would be within the existing curtilage of the dwelling it is considered that the proposed development confirms to this criterion.

Cont'd.....

Application No. 15/0624/FULL Continued.

Criterion C (iii) requires proposals to avoid the domestication or urbanisation of an otherwise rural setting. The appearance of the building would be changed significantly from the existing building within the current application which would render the majority of the external envelope of the building with the addition of a central porch on the principal elevation to be completed in stonework. The previous permission retained the existing timber cladding and the proposed extension matched this and the metal roof covering. In this regard there is a clear difference in the current application. In addition the proposed extension would increase the width of the building with a significant projection present to the rear elevation with the addition of a balcony structure. This is considered to result in a development which is out of keeping of the original building's simple linear form and unlike the previous permitted extension which limited the increase in the width of the property the current proposal would result in substantial domestication and urbanisation of the dwelling by changes to its facade treatment, massing of elevations and the addition of the balcony. It is considered that the present scheme does not accord with the requirements of criterion C (iii) of Policy CW2.

The adopted Local Development Plan Policy on Special Landscape Areas (Policy NH1) requires the designated areas to be protected. The Appendices to the Local Development Plan include in the description of the Special Landscape Area for North Caerphilly (NH1.4) that in relation to Development Control issues that "The whole area should be protected from inappropriate development". It is considered for the reasons outlined above that the design and appearance of the proposed development would not protect the Special Landscape Area and therefore it would be contrary to Policy NH1.

The planning history for the site indicates that planning permission (P/06/0684) was refused for a double garage at the site in June 2007. This decision was subject to a Planning Appeal (appeal ref: APP/K6920/A/07/2061467) which was subsequently dismissed by the Planning Inspector. Within the reasons for the decision reached the Inspector highlighted that "In order to retain the rural character of the locality, it is important that any new buildings are no larger than necessary". Furthermore the inspector, whilst noting the certificate of lawfulness issued for residential use of the stable building, stated "it still retains a largely rural appearance redolent of its original authorised use and appropriate to its rural location. The addition of a large building of clearly urban design would not be in keeping with this generally rural appearance". Whilst the current application seeks to extend rather than provide a separate new building it is considered that the comments in relation to retaining the character of the original building are equally as pertinent in this application.

Cont'd.....

Application No. 15/0624/FULL Continued.

Members are advised that following the appeal decision referenced above a smaller garage was separately approved and constructed on site and that garage would be demolished if the current application were granted and implemented. The garaging provision within the current application include both a substantial double garage and an internally separated but structurally linked 'Tractor Garage'. The applicant has not provided any evidence of an agricultural justification for the provision of the tractor garage.

Comments from consultees: It is noted that the Community Council have objected on the grounds of overdevelopment of the site. The property has a large curtilage and therefore it is not considered that the development would result in overdevelopment of the site.

Comments from public: None.

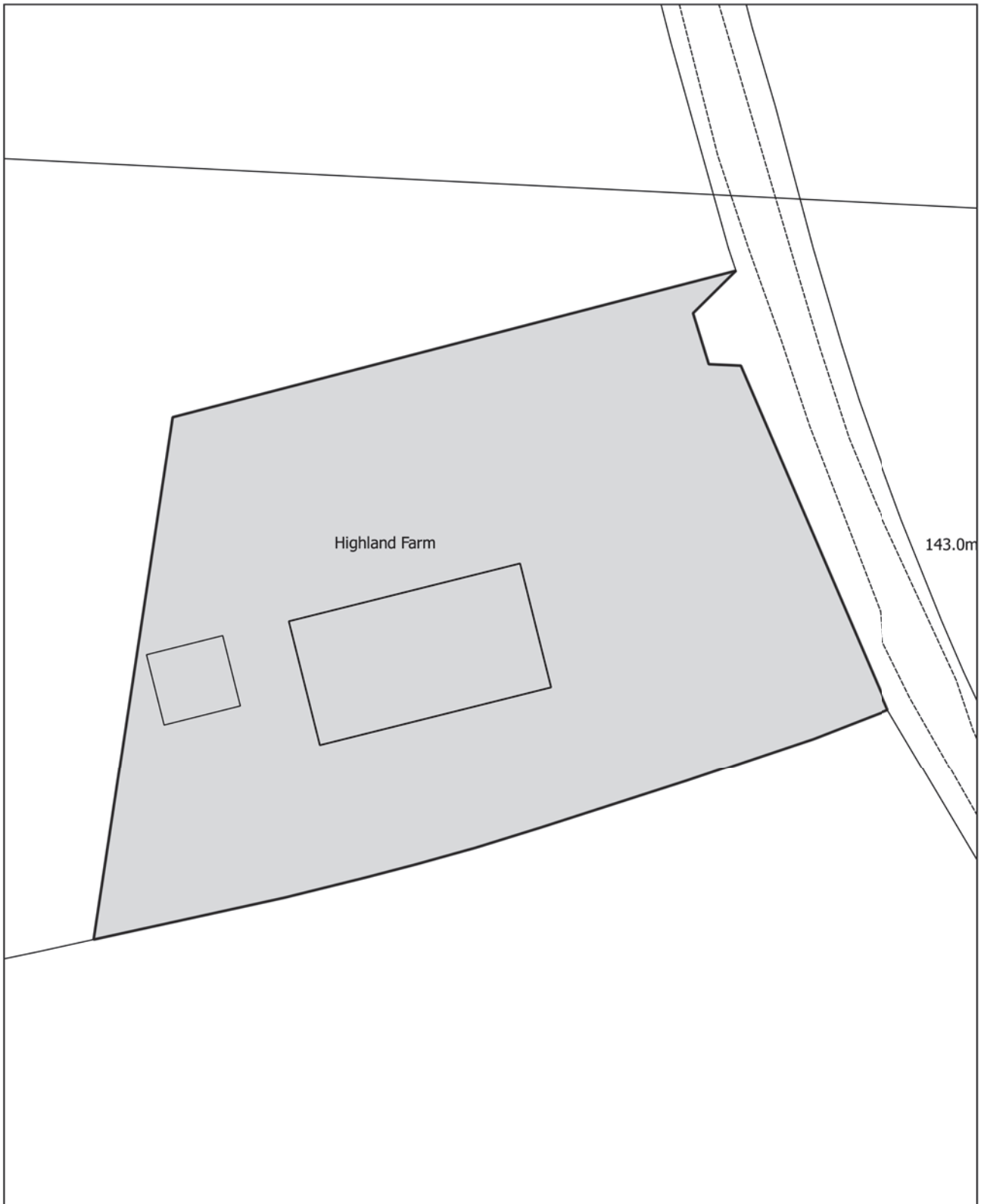
Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

This permission is subject to the following condition(s)

- 01) The development by reason of its scale, form, design and materials fails to respect the scale and character of the original building resulting in an unacceptable domestication and urbanisation of an otherwise rural setting contrary to Policy CW20 (Locational Constraints Conversion, extension and replacement of buildings in the Countryside), and constitutes inappropriate development within a designated Special Landscape Area contrary to Policy NH1 both policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
15/0492/RET 29.07.2015	Miss L Bryant 11 Cwrt Yr Ysgol Risca Newport NP11 6GD	Retain the change the use from residential to mixed-use residential and occasional dog grooming business (garden shed) 11 Cwrt Yr Ysgol Risca Newport NP11 6GD	Granted 30.11.2015
15/0625/COU 01.10.2015	Mr R Herriman C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Change the use from B2 to A3 Unit 1, First Floor The Twyn Caerphilly CF83 1JL	Granted 30.11.2015
15/0626/FULL 05.10.2015	Mrs L Rowlands Tegfan 18 Underwood Caerphilly CF83 1HW	Erect single-storey extension to side of property Tegfan 18 Underwood Caerphilly CF83 1HW	Granted 30.11.2015
15/0630/FULL 09.10.2015	Mr J Whitehead Longbarn Pen-Deri Farm Lane Argoed Blackwood NP12 0JA	Erect garage and tool store Long Barn Pen-Deri Farm Lane Argoed Blackwood	Granted 30.11.2015
15/0704/NMA 30.10.2015	Mr J Hyde Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood NP12 2BJ	Seek approval of a non-material amendment to planning consent 15/0383/FULL (Provide replacement dwelling and associated access and groundworks) to provide minor alterations to several window sizes and styles and omit one window to the first floor dressing room Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood	Granted 30.11.2015

15/0982/COND 01.10.2015	Natural Resources Wales (NRW) C/O Arup Ms N Queffurus 4 Pierhead Street Cardiff CF10 4QP	Discharge Condition 2 (Traffic Management), Condition 3 (Otter Monitoring), Condition 5 (Trees), Condition 6 (Tree Protection), Condition 7 (Invasive Species) and Condition 9 (Environmental Management Plan) of Planning Consent 15/0335/FULL Land On Northern Bank Of River Ebbw Between Crosskeys And Pontymister Risca Newport	Decided 02.12.2015
15/1003/RET 02.10.2015	Redrow Homes (South Wales) Ltd Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Retain one dwelling with detached garage 41 Brambling Crescent Penallta Hengoed CF82 6BF	Granted 02.12.2015
15/1004/RET 02.10.2015	Redrow Homes (South Wales) Ltd Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Retain one dwelling with detached garage 39 Brambling Crescent Penallta Hengoed CF82 6BF	Granted 02.12.2015
15/1005/RET 02.10.2015	Redrow Homes (South Wales) Ltd Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Retain one dwelling with detached garage 37 Brambling Crescent Penallta Hengoed CF82 6BF	Granted 02.12.2015
15/1006/RET 02.10.2015	Redrow Homes (South Wales) Ltd Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Retain one dwelling with detached garage 35 Brambling Crescent Penallta Hengoed CF82 6BF	Granted 02.12.2015

15/1007/RET 02.10.2015	Redrow Homes (South Wales) Ltd Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Retain one dwelling with detached garage 33 Brambling Crescent Penallta Hengoed CF82 6BF	Granted 02.12.2015
15/1008/RET 02.10.2015	Redrow Homes (South Wales) Ltd Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Retain one dwelling with detached garage 31 Brambling Crescent Penallta Hengoed CF82 6BF	Granted 02.12.2015
15/1057/TPO 07.10.2015	Mr R Wormersley Tan-y-coed Lon Maes Yr Haf Oakdale Blackwood NP12 0LH	Provide various work to trees T1 - T10 protected by Tree Preservation Order 24/05/CCBC Tan-y-coed Lon Maes Yr Haf Oakdale Blackwood	Granted 02.12.2015
15/0629/FULL 09.10.2015	Mr R Waters Belvedere 3 Manor Road Pontllanfraith Blackwood NP12 2NW	Erect balcony to first floor, provide a raised patio area to the front and side and make alterations to the front vehicle access Belvedere 3 Manor Road Pontllanfraith Blackwood	Granted 04.12.2015
15/0528/NCC 28.07.2015	Pontlottyn Land Limited C/o CC Town Planning Mr M Collerson Newton House Northampton Science Park Kings Park Road Northampton NN3 6LG	Vary Conditions 3 and 4 of planning consent 07/1011/OUT (Construct residential development of 57 units) to extend the period within which to submit reserved matters and commence development Land At Maerdy Rhymney Tredegar	Granted 07.12.2015
15/0603/FULL 25.09.2015	Mr J S Khehra Convenience Store 7-11 Bedwas Road Caerphilly CF83 3AU	Erect extensions and re- configure the public house to a modern pub restaurant Wheatsheaf Hotel 13 Market Street Caerphilly CF83 1NX	Granted 07.12.2015

15/1062/ADV 07.10.2015	We Buy Any Car Ltd Pennine House Zebra Court White Moss View Middleton Manchester M24 1UN	Retain the erection of various signage Asda Stores Ltd Heol Pontygwindy Caerphilly CF83 3SX	Granted 07.12.2015
15/1066/NOTD 09.10.2015	Mr M Bruton 11 Clos Maes Mawr Caerphilly CF83 2UY	Demolish detached dwelling 11 Clos Maes Mawr Caerphilly CF83 2UY	Prior Approval Not Required 07.12.2015
15/0632/FULL 12.10.2015	Mr J James Fernleigh Villa Twyn Gwyn Road Cwmfelinfach Newport NP11 7AX	Erect two-storey extension to rear of property and a single storey garage 16 King Street Cwmfelinfach Newport NP11 7HL	Refused 07.12.2015
15/0637/FULL 14.10.2015	Mr G James 19 Heol Trelyn Pontllanfraith Blackwood NP12 2QL	Install external vertical lift and provide internal alterations 19 Heol Trelyn Pontllanfraith Blackwood NP12 2QL	Granted 07.12.2015
15/1094/TCA 27.10.2015	Mr S Poynter Ty Gwyn Stables Cardiff	Remove a line of ten lime pollards along a boundary wall Oakdale Hotel Central Avenue Oakdale Blackwood	No objection raised 07.12.2015
15/1098/COND 27.10.2015	Mr D Strickland 11 St Davids Park White Rose Way New Tredegar NP24 6BJ	Discharge conditions 1 (time to commence development), 2 (site clearance), 6 (parking), 8 (drainage), 9 (contamination - scheme to treat), 10 (contamination - validation), 11 (contamination - soil import testing)12 (boundary treatment), 13 (Code for Sustainable Homes - construction), 14 (Code for Sustainable Homes - interim certificate) and 15 (Code for Sustainable Homes - final certificate) of planning consent 11/0543/FULL Land North Of 110 Victoria Road Fleur-de-lis Blackwood	Decided 07.12.2015
15/1064/FULL 08.10.2015	Mrs A J Jones 19 Denbigh Court Hendredenny Caerphilly CF83 2UN	Erect a double storey extension to the side 19 Denbigh Court Hendredenny Caerphilly CF83 2UN	Granted 08.12.2015

15/0775/COU 17.09.2015	Mr F Benvenuti 102 St Cenydd Road Caerphilly CF83 2TE	Change the use of the ground floor and first floor from A2 to A3 Food and drink (fish and chip shop) at the ground floor and add two C3 Dwelling houses (flats) at the first floor Bank Chambers 2 Pandy Road Bedwas Caerphilly	Granted 10.12.2015
15/0601/FULL 18.09.2015	Hazrem Environmental Ltd Mr P Goddard Fern Close Pen-y-fan Industrial Estate Newport NP11 3EH	Develop an up to 100,000tpa Solid Recovered Fuel (SRF)/Refuse Derived Fuel (RDF) production facility Land At Nine Mile Point Industrial Estate Cwmfelinfach Newport	Granted 10.12.2015
15/0914/FULL 24.09.2015	Mr J Walton Craig Bach Penrhiw Lane Machen Caerphilly CF83 8PX	Erect 3 No. three bedroom houses Craig Bach Penrhiw Lane Machen Caerphilly	Granted 10.12.2015
15/0924/FULL 25.09.2015	Mr N Carter 10 Farraday Drive Penpedairheol Hengoed CF82 8BJ	Carry out improvements to the facilities at Bargoed RFC pitch including additional spectator stands, and ancillary portable buildings Bargoed RFC Bargoed Park Park Drive Bargoed	Granted 10.12.2015
15/0641/COND 15.10.2015	Mr L P Lazarou Lanwood House White Hart Machen Caerphilly CF83 8QQ	Discharge condition 7 (contamination) of planning consent 14/0019/FULL Land Adjoining Ty'n Derwen White Hart Machen Caerphilly	Decided 10.12.2015
15/0642/NMA 15.10.2015	Mr T Evans 2 Brynavon Terrace Hengoed CF82 7LZ	Seek approval of a non-material amendment to planning consent 12/0271/FULL (Renovate existing farmhouse and convert barns to provide 2 No. residential dwellings in total) to include internal alterations and use of allocated garage space within curtilage Llys-Pentwyn-Uchaf Farm Llys-Pentwyn-Uchaf Farm Lane Oakdale Blackwood	Granted 10.12.2015

15/0643/COU 16.10.2015	Mr J Hinder 55 Cardiff Road Bargoed CF81 8PH	Change use of shop to wine bar 35 High Street Bargoed CF81 8RB	Granted 11.12.2015
15/1074/FULL 16.10.2015	Mr & Mrs G Carter 9 Warn's Terrace Abertysswg Tredegar NP22 5AG	Erect two-storey extension to rear of dwelling 9 Warn's Terrace Abertysswg Tredegar NP22 5AG	Refused 11.12.2015
15/0587/COU 21.09.2015	Mr W Evans Cwm Deri Bailey Street Deri Bargoed CF81 9HT	Erect a two-bedroom side extension and a conservatory to the front of property and extend curtilage Cwm Deri Bailey Street Deri Bargoed	Granted 14.12.2015
15/0614/LA 28.09.2015	CCBC Mr B Hopkins Ty Penallta Ystrad Mynach Hengoed CF82 7PG	Erect extension to existing module building Twyn Primary School East View Caerphilly CF83 1UT	Granted 14.12.2015
15/1078/ADV 19.10.2015	Millcliffe Ltd Mr J Constable 1 Delta Terrace Masterlord Office Village Ransomes Europark Ipswich Suffolk IP3 9SX	Erect fascia and projecting signs Unit 18 Castle Court Caerphilly CF83 1NU	Granted 14.12.2015
15/0646/FULL 20.10.2015	Mr M Frost 107 Bartlett Street Caerphilly CF83 1JU	Erect first floor bedroom extension 107 Bartlett Street Caerphilly CF83 1JU	Granted 14.12.2015
15/1079/FULL 20.10.2015	GHL TECH LTD Mr G Llewellyn 4 Cae Collen Blackwood NP12 1FF	Remove existing conservatory and erect single-storey extension to rear plus associated external works 4 Cae Collen Blackwood NP12 1FF	Granted 14.12.2015

15/0720/NMA 16.11.2015	Mr M Jones 4 Station Terrace Brithdir New Tredegar NP24 6JT	Seek approval of a non-material amendment to planning consent 15/0117/FULL (Erect detached garage) in order to reverse the position of the window and door and change the position of the steps 4 Station Terrace Brithdir New Tredegar NP24 6JT	Granted 14.12.2015
15/0653/FULL 20.10.2015	Ms S Olson 2 Osband Flats Brynhyfryd Caerphilly CF83 2QQ	Erect two-storey rear extension 9 Waun Ganol Street Caerphilly CF83 3HJ	Refused 16.12.2015
15/0654/FULL 21.10.2015	Mrs K Moss 22 High Street Ynysddu Newport NP11 7JJ	Erect two-storey extension and conservatory 22 High Street Ynysddu Newport NP11 7JJ	Granted 16.12.2015

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

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Seeking clarification about the status of the application.
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.
13/0726/FULL 08.10.13	Erect two bay extension to existing storage building at Robert Price (Builders Merchants) Ltd, 145 Pontygwindy Road Caerphilly	Subject to further discussion and consideration.
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.
14/0328/FULL 19.05.14	Erect a detached six bedroom dwelling on Land Adjacent To Brook House Pandy-Mawr Road Bedwas Caerphilly	Awaiting amended plans.
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 etc
14/0678/OUT 14.10.14	Erect residential development of 3 no. detached dwellings with upgraded site access at Fair Oak Farm Woodland Terrace Argoed Blackwood	Subject to further discussions and consideration.

14/0745/LBC 20.10.14	Convert existing barn into habitable dwelling at Rhyd-y-gwern Farm Rhyd Y Gwern Lane Draethen Newport	Subject to further discussion and consideration.
14/0802/OUT 26.11.14	Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from the A4049 and footpaths and the installation of new services and infrastructure, ecological mitigation and enhancement works and other ancillary works and activities at Land At Hawtin Park Gelli-haf Pontllanfraith Blackwood	Subject to further discussion and consideration.
15/0053/RET 20.01.2015	Retain the change of use from agricultural land to an educational based resource centre and retain the existing buildings on site at Lylac Ridge, Dan Y Graig Stables Dan Y Graig Road, Risca, Newport	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.
15/0163/FULL 06.03.15	Erect an extension to existing cafe to provide additional seating area at 24 Penallta Road Ystrad Mynach Hengoed	Awaiting additional information.
15/0198/LBC 09.03.15	Carry out re-roofing and associated roof repairs, replace fascias, soffits and rainwater goods and provide repairs and reinstatement works to the side and rear masonry boundary walls at 1 - 13 Middle Row & Windsor Arms, 14 - 28 Lower Row, 1-14 Collins Row & St Aidan's Church Bute Town Rhymney Tredegar	Subject to further discussion and consideration.
15/0202/FULL 15.04.15	Erect single-storey shower room extension to rear of house at 62 St Christopher's Drive, Caerphilly CF83 1DD	Subject to further consideration.
15/0251/FULL 19.03.15	Demolish the existing chapel hall and erect two dormer bungalows at Former Tabernacle Chapel Hall 9 Chapel Street Deri Bargoed	Awaiting further information.
15/0278/RET 10.04.2015	Retain metal recycling centre at Unit 15 Darren Drive, Prince Of Wales Industrial Estate, Abercarn	Awaiting additional information about parking space and wildlife.

15/0310/COU 14.05.15	Change the use of derelict land to garden use including the filling to new levels and boundary enclosures at Land To The Rear Of 13 - 17 Glyn Derwen Llanbradach Caerphilly	Subject to further consideration.
15/0311/FULL 05.05.15	Erect a new dwelling at Brynhyfryd 6 Old Parish Road, Hengoed CF82 7HU	Subject to further discussion and consideration.
15/0348/COU 20.05.15	Change the use of part of ground floor and first floor to add three flats to existing A1 use at 101 - 103 Commercial Street Pontymister, Risca NP11 6AZ	Subject to further consideration.
15/0389/FULL 08.06.2015	Provide alterations and adaptations to increase the useable floor space of the existing building and extend the building to provide a new blacksmith and saddling enclosure, stalls and storage on the ground floor, a saddle and tack room, a visitors seating/viewing gallery and eleven hostel bed spaces and ancillary accommodation facilities on the first floor and the erection of a waterproof enclosure to provide all-year training facilities over the existing menage and ancillary external works at Lisvane Riding School Ltd, Forest View, Rudry Road Lisvane	Awaiting views of consultees.
15/0412/OUT 19.06.2015	Erect residential development of up to 260 dwellings with open space on Land North Of Hendredenny Drive Hendredenny, Caerphilly	Subject to further discussion and consideration.
15/0440/CON 30.06.15	Demolish former health centre building at 1st Oakdale Scout Group Oakdale Scout Hall, Kincoed Road Oakdale, Blackwood NP12 0LP	Subject to further consideration.
15/0466/FULL 10.07.15	Erect single-storey lounge/dining extension plus two-storey extension, rebuilding garage with ground floor study and first floor bedroom at 10 Cwrt Pantycelyn, Pontllanfraith, Blackwood NP12 2LT	Awaiting further information from applicant.
15/0502/COU 13.07.15	Change of use of the first and second floors from offices to 6 residential flats at Caerphilly Indoor Market 5 Pentrebanne Street, Caerphilly CF83 1FR	Re-consulting on amended plans

15/0535/RET 21.08.15	Retain the mixed use of land as agriculture and the keeping of horses with livery, erect stables and ancillary office and tack room with associated parking at Parc Maes Cefn Mably Cardiff CF3 6LP	Awaiting response o submission of FCA.
15/0563/OUT 31.07.15	Erect up to 50 no. dwellings and access with all other matters reserved at Land At Ty-Mawr Ty-Mawr Farm Lane Croespenmaen Newport	Awaiting noise assessment.
15/0659/FULL 09.08.15	Erect a single-storey extension accommodating extended laundry room plus a store room at Highfield Nursing Home Highfields Lane Blackwood NP12 1SG	Awaiting Tree Survey.
15/0675/FULL 21.08.15	Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate at Land To The North Of Cwm Calon Penallta Hengoed	Subject to discussions concerning affordable housing.
15/0678/FULL 24.08.15	Erect a two-storey extension to incorporate existing detached garage and remodel the detached house including roof alterations to increase eaves and ridge heights at 9 School Close Nelson Treharris CF46 6HZ	Awaiting amended plans.
15/0693/FULL 29.09.15	Convert loft with gable end construction and enlarge garage on existing site to the rear of the property at 86 Gladstone Street, Crosskeys, Newport	Awaiting wildlife survey.
15/0774/FULL 17.09.15	Erect a single turbine up to a blade tip height of 76.45m, 50.0m hub height, 52.9m rotor diameter and output of 800kW with associated track access, electric cabinet and crane pad at Land At Tyle Crwth South West Of Ynysddu Newport	Cumulative shadow flicker assessment and access details awaited.

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. Meeting has been planned. No further update. File closed pending further instructions.
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.	Position being reviewed because of lack of response from Applicants about the S106. Waiting for confirmation from Planning is application been refused.
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. Planning will contact applicant again.
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. Chased.
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	In discussions regarding draft internally.

14/0674/OUT 10.10.14	Erect residential development at GLJ Recycling Ltd, Newtown Industrial Estate, Crosskeys, Newport, NP11 7PZ.	Agreement in process of being drafted. Documents agreed. Waiting for the signed documents to be returned.
14/0855/FULL	Erect residential development and associated works at Land At Watford Road Caerphilly	New matter.
15/0156/NCC 12.03.15	Vary condition 3 of planning consent 10/0215/OUT (Erect residential development with alterations to existing access) to extend the period of time to submit reserved matters by a further three years at Quarry Court North Road, Newbridge, Newport	Sent draft internally for comments.
15/0408/FULL 18.06.15	Demolish former derelict buildings and erect 29 residential units and associated works at Crumlin Mining School Site Mining School Hill Crumlin Newport	Sent draft. In discussions over terms of agreement.
15/0528/NCC 28.07.2015	Vary Conditions 3 and 4 of planning consent 07/1011/OUT (Construct residential development of 57 units) to extend the period within which to submit reserved matters and commence development at Land At Maerdy Rhymney Tredegar	Completed.

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
15/0011/REF 14/0604/OUT	SRJ and JG Partnership C/o RPS Mr D Williams Park House Greyfriars Road Cardiff CF10 3AF	Erect residential development at Car Park Aiwa Technology Park Newbridge Newport	27.10.2015
15/0012/REF 15/0038/OUT	Land Matters Limited C/O Savills Mrs M Lewis 12 Windsor Place Cardiff CF10 3BY	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	23.11.2015
15/0013/REF 15/0309/FULL	Mr C Jones 44 Brynheulog Street Penybryn Hengoed CF82 7GD	Construct a single-storey double garage at 44 Brynheulog Street Penybryn Hengoed CF82 7GD	30.11.15
15/0014/NOND 15/0252/OUT	Gwent Investments Ltd C/o Maes Manor Hotel Maesruddud Lane Blackwood NP12 0AG	Erect residential development, public open space, landscaping, highway improvements and associated engineering works with all matters reserved except for access on Land At Cwmgelli Blackwood	11.12.15
15/0015/REF 15/0023/COU	Mr J Khehra 192 Bedwas Road Caerphilly CF83 3AU	Retain A1 use part ground floor and convert upper floors to residential at Manchester House 1 Clifton Street Caerphilly CF83 1HA	14.12.15

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
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NONE