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Date: 3rd February 2016

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 10th February, 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 13th January 2016 (minute nos. 1-14).	1 - 6
To receive and consider the following reports: -	

A greener place Man gwyrdach

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



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

4	Code No. 15/0790/FULL - Oakdale Hotel, Central Avenue, Oakdale, Blackwood.	7 - 20
5	Code No. 15/0791/LBC - Oakdale Hotel, Central Avenue, Oakdale, Blackwood.	21 - 30
6	Code No. 15/0789/FULL - 16 Thorncombe Road, Blackwood.	31 - 36
7	Code No. 15/1121/LA - Rhymney Comprehensive School Site and Adjacent Land, Abertysswg Road, Rhymney.	37 - 56
8	Code No. 16/0020/FULL - 28 Forest Hill, Pontllanfraith, Blackwood.	57 - 62

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

9	Code No. 15/0675/FULL - Land to the North of Cwm Calon, Penallta, Hengoed.	63 - 82
10	Code No. 15/0310/COU - Land Rear of 13-17 Glyn Derwen, Llanbradach, Caerphilly.	83 - 92
11	Code No. 15/0740/FULL - 78 Brynmynach Avenue, Tredomen, Hengoed.	93 - 100

To receive and note the following information items: -

12	Applications determined by delegated powers.	101 - 118
13	Applications which are out of time/not dealt with within 8 weeks of date of registration.	119 - 122
14	Applications awaiting completion of a Section 106 Agreement.	123 - 124
15	Appeals outstanding and decided.	125 - 128

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, C. Hawker, 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, 13TH JANUARY 2016 AT 5.00 P.M.

PRESENT:

Councillor W. David - Vice-Chair (Presiding)

Councillors:

M. Adams, J. Bevan, D. Bolter, J.E. Fussell, R.W. Gough, A. Lewis, K. Lloyd, D. Rees, J. Simmonds, Mrs E. Stenner, J. Taylor

Together with:

C. Harry (Corporate Director – Communities), G. Williams (Interim Head of Legal Services and Monitoring Officer), P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), M. Davies (Principal Planning Enforcement Officer), P. den Brinker (Team Leader – Planning), M. Godfrey (Team Leader - Environmental Health), M. Noakes (Senior Engineer), A. Pyne (Area Senior Planner), E. Rowley (Enforcement Officer) and R. Barrett (Committee Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D.G. Carter (Chair), Mrs P. Cook, Ms J. Gale, L. Gardiner, A.G. Higgs, Mrs G.D. Oliver and Mrs J. Summers.

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows – 15/0567/OUT – Councillor D. Rees and 15/0331/RET – M. Noakes (Senior Engineer). Details are minuted with the respective items.

3. MINUTES – 9TH DECEMBER 2015

Councillor D. Rees asked for it to be noted that with regards to his declaration of interest for minute no. 12 (Land at Oakdale Golf Course), he had previously made enquiries regarding a planning matter on behalf of the owner of Oakdale Golf Course (and had not undertaken work for the owner as indicated in the minutes).

Subject to the above amendment it was

RESOLVED that the minutes of the Planning Committee held on 9th December 2015 (minute nos. 1 - 15) be approved and signed as a correct record.

4. MINUTES – 21ST DECEMBER 2015

RESOLVED that the minutes of the Special Planning Committee held on 21st December 2015 (minute nos. 1 - 10) be approved and signed as a correct record.

5. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

There were no requests for site visits received.

Members were advised that the changes to the site visit protocol (as approved at Planning Committee on 4th November 2015) would be implemented prior to the next Planning Committee meeting on 10th February 2015. Members were reminded of the new site visit protocol and the importance of contacting Planning Officers in a timely manner to request site visits.

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

Councillor D. Rees declared a prejudicial interest in that he has played golf at the site, has previously made enquiries regarding a planning matter on behalf of the owner of Oakdale Golf Course, and has a friend who has objected to the application. As the item was subsequently deferred without discussion there was no requirement for him to leave the Chamber.

It was reported that the application had been deferred pending further information from the applicant.

7. SITE VISIT CODE NO. 13/0824/OUT – LAND AT PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT

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 the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised of the comments of the Council's Transportation Engineering Manager, the Council's Head of Public Protection, OFCOM, Joint Radio Company Ltd, Glam/Gwent Archaeological Trust, the Chief Fire Officer, and Police Air Support;
- (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**

**8. CODE NO. 15/0331/RET – GELLIGOEDIQG FARM, GELLIGOEDIQG FARM LANE,
MANMOEL, BLACKWOOD**

M. Noakes (Senior Engineer) declared a prejudicial interest in a family member has previously used the facility, 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 policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW3;
- (iii) the applicant be advised of the comments of the Council's Countryside and Landscape Services Manager;
- (iv) the applicant be requested to consider the provision of signs along the lane warning motorists of the potential use of the lane by horses and riders.

9. CODE NO. 15/0739/FULL – 46 ST ANDREWS DRIVE, BLACKWOOD

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 that 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.

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

Mrs C. Vaughan (on behalf of local residents) spoke in objection to the application and Mr D. Kelly (the applicant's agent) spoke in support of the application.

It was reported that since the preparation of the original report, a petition had been received from local residents objecting to the application.

Following consideration of the application, and in taking into account the comments received at the meeting, it was moved and seconded that the application be deferred to allow further discussion between Officers and the applicant in relation to the proposed operating conditions of the biomass equipment installed within the designated site.

RESOLVED that the application be deferred to allow further discussions between Officers and the applicant.

11. CODE NO. 15/0624/FULL – HIGHLAND FARM, MOUNTAIN ROAD, BEDWAS, 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 this was unanimously agreed.

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

12. ITEMS FOR INFORMATION

The following items were received and noted:-

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

13. EXEMPT MATTER

Members considered the public interest test certificate from the Proper Officer and concluded that on balance the public interest in maintaining the exemption outweighed the public interest in disclosing the information and it was

RESOLVED that in accordance with Section 100A(4) of the Local Government Act 1972 the public be excluded from the remainder of the meeting because of the likely disclosure to them of exempt information as identified in paragraph 14 and 16 of Part 4, Schedule 12A of the Local Government Act 1972.

14. URGENT AGENDA ITEM – TOWN AND COUNTRY PLANNING ACT 1990 – APPLICATION NUMBER 14/0604/OUT, APPEAL BY SRJ & JG PARTNERSHIP – SITE AT CAR PARK AIWA TECHNOLOGY PARK, NEWBRIDGE – PLANNING INQUIRY UPDATE

The Vice-Chair (Presiding) confirmed that he was prepared to accept this report as an urgent agenda item in accordance with the requirements of the Constitution.

The report provided an update on the appeal and planning inquiry in respect of planning application number 14/0604/OUT (Site at Car Park Aiwa Technology Park, Newbridge) and sought the views of Members on how to progress the matter.

A copy of the report was tabled at the meeting and the Vice-Chair (Presiding) confirmed that the meeting would be adjourned for a short period to allow Members to read its contents.

The meeting adjourned at 6.08 p.m. and reconvened at 6.22 p.m.

Following consideration of the item, it was moved and seconded that Option 3 as contained in the Officer's report be approved. By a show of hands (and in noting there were 2 against and 2 abstentions) this was agreed by the majority present.

In accordance with Rule of Procedure 15.5, Councillor K. Lloyd wished it recorded that he had voted against the motion.

RESOLVED that Option 3 as contained in paragraph 4.14 of the Officer's report be approved.

The meeting closed at 6.57 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th February 2016, they were signed by the Chairman.

CHAIRMAN

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Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0790/FULL 17.12.2015	Mr S Poynter 49 Hamilton Street Canton Cardiff CF11 9BC	Demolish two single storey extensions, change the use from hotel to residential to accommodate nine apartments with internal alterations and construct three No. 3 bedroom dwellings Oakdale Hotel Central Avenue Oakdale Blackwood NP12 0LW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The Oakdale Hotel is situated on the southern corner of the "square" in Oakdale (south of the war memorial).

Site description: The Hotel is a Grade II Listed Building three to four storeys in height. The building faces into the square on two elevations. Around the square there are other commercial properties but the location is predominantly residential. The site is within a conservation area that was built during the same period as a model village. The application building lies at the centre of the planned village. It was last used as a public house and has for a number of years lain vacant. Within the curtilage is one outbuilding, garden and car park. The whole site is approximately 0.12 of a hectare in size.

Development: The proposed development comprises of the conversion of the Hotel into 9 flats and the erection of 3 dwellings in the garden area. The existing outbuilding is to be demolished and the existing car park is increased to include the footprint of that building. A small flat roofed side extension to the Hotel is also to be removed.

Dimensions: The 3 dwellings will each have three floor and three bedrooms. The external dimensions of the terrace will be 14.5m wide, 9.7m deep and 9.6m high to the ridge. The 9 flats within the Hotel will comprise of four single bedroom units and five two bedroom units.

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Application No. 15/0790/FULL Continued

Materials: The proposal to convert the Hotel consists primarily of internal alterations except for the removal of a flat roofed side extension and the outbuilding. The internal alterations include the retention of a number of listed features such as 'dumb waiters' that are to be removed restored and re-introduced as an internal features. In some areas fan lights and fireplaces will be enclosed by plasterboard, retaining and protecting those features that will be catalogued. It is explained that the glazing and other fenestration will be replaced on a like for like basis with the exception of the introduction of narrow double glazed units. One example of the external signage will be retained over one entrance onto Central Avenue. Cast ogee profile iron rainwater goods are to be replaced with replica cast aluminium. Four small conservation type skylights are to be used in the rear roof. The roof is to be repaired with retained tiles as far as is practicable on the front elevation.

The 3 new dwellings are a three-storey terrace with the upper floor contained within the roof space (a design commonly referred to as "two and a half" storey). Brickwork will generally be used through the site with some rendered block being used in large panels to break down scale and create interest. Stretcher bond brickwork with simple details and raked joints are proposed. Tilting windows are proposed to allow for cleaning from the inside, all to be in white PVCu frames and trims. Rainwater goods are half round gutters and round downpipes, to be black PVCu.

Ancillary development: The proposed car park provides 12 parking spaces to occupy an area similar to the existing with the addition of the space provided by the demolished outbuilding. The boundary of the car park is to be enclosed by a new wall that effectively replaces one that has fallen down in the recent past. The existing wall onto Central Avenue is to be taken down and replaced with a lower wall with railings. Railings are to be put around the steps on the Central Avenue entrance, which is to be retained as a listed feature but not as a functioning entrance. Within the curtilage is an area for the storage of refuse and recycling bins. There is also a small communal amenity space.

PLANNING HISTORY 2005 TO PRESENT

15/1094/TCA - Remove a line of ten lime pollards along a boundary wall - No objection 07/12/2015.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement within a predominantly residential area.

Cont....

Application No. 15/0790/FULL Continued

Policies: SP5 (Settlement Boundaries), SP22 (Parking Standards), CW2 (Amenity), CW9 (Protection of Rural Commercial Facilities), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing).

NATIONAL POLICY Not applicable.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Conservation & Design Officer - No objection is raised and conditions are recommended to agree the parts of the Hotel building that need to be replaced rather than repaired. Advice is provided.

Countryside And Landscape Services - No objection subject to conditions requiring the agreement of the details of boundary treatment, finishes in the parking area bin store, planting and lighting. It is also suggested that the small amenity space may be better designed with hard surfacing perhaps with seating and possible a feature tree in the near by space. Bat roost provision is also sought.

Head Of Public Protection - No objections subject to conditions concerning dust and noise control during building work.

CCBC Housing Enabling Officer - No objection subject to the provision of 25% affordable housing.

Senior Engineer (Land Drainage) - No objections subject to adequate drainage of the site.

Outdoor Leisure Development Officer - No objections.

Cont....

Application No. 15/0790/FULL Continued

Head Of Public Services - Advice is provided regarding the changing size of recycling bins.

Transportation Engineering Manager - No objection subject to conditions including the completion of the parking and agreement of materials. Advice is provided regarding the construction of a vehicle crossover.

Wales & West Utilities - No objection is raised and advice is provided regarding services in the locality.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in a local newspaper and 26 neighbouring properties have been consulted.

Response: No response has been received.

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 the proposed development will have a material effect on crime and disorder.

Is this development Community Infrastructure Levy liable? Yes.

Three residential units of 103 square metres are proposed, and the total floor area proposed is 309 square metres

The existing building has a large floor area most of which is retained. A small side extension is to be demolished as is a curtilage building. However the buildings do not appear to have been in use for six months within the three years prior to this application (the rateable value for the property was reduced to nil on 14/01/2011) therefore "in use exemptions" for existing floor area demolished do not apply. CIL is also liable for the whole of the retained building because it has not been in use. The proposed details shows residential accommodation on three floors comprising a total of 542 square metres.

The CIL chargeable area is 309 square metres plus 542 square metres giving a total of 851 square metres.

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Application No. 15/0790/FULL Continued

The site is in the Mid-Range Viability area where CIL is charged at £25 per square metre.

The CIL charge is £21,275.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies:

SP5 (Settlement Boundaries): The application site is within the settlement boundary therefore the conversion of the existing building and the construction of the three proposed dwellings are in accordance with this policy.

SP21 (Parking Standards): The proposed development will create 12 units of residential accommodation that will provide a total of 22 bedrooms, this equates to a total parking requirement of 22 spaces. 12 parking spaces are shown in the proposed car park (secure cycle storage will be provided within the basement of the Hotel). The Transportation Engineering Manager has agreed that the number of spaces offered is acceptable given the close proximity of shops, services, transportation links and other facilities. The Design and Access Statement that accompanies this application states that "2 No visitor spaces will be allocated ." In view of the limited number of spaces provided it is not considered that any spaces should be allocated to visitors so that spaces are available at all times to serve the proposed development. This may be required by condition.

CW2 (Amenity): The application building is within an area that is predominantly residential the proposed residential use should therefore be compatible with the neighbouring uses in accordance with this policy. The ridge of the terrace would be some 3.8m higher than that of the existing houses, but the two developments would broadly align with each other, and although the new houses would project behind the rear elevation of 1 Central Avenue, that elevation has an open south-east facing aspect.

CW9 (Protection of Rural Commercial Facilities): The existing/last use was a public house. In certain villages such community facilities are protected by this policy. Oakdale is not one of the identified villages.

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CW10 (Leisure and Open Space Provision): All new housing sites capable of accommodating 10 or more dwellings are required to provide a useable area of public open space. Whilst the three proposed dwellings have small private rear gardens there is only a very small amenity space (about 25 square metres) for the residents of the 9 units of residential accommodation within the Hotel. This is insignificant by itself but it is adjacent to the private car parking area that does lend it the feeling of some openness. No public open space is provided, it is though to be noted that across the road from the Hotel is the Square that offers over a third of a hectare of well laid out open space. The applicant has explained in supporting information that the density of residential development proposed is necessary in order to make the project financially viable and thus to enable the restoration of the Hotel to a functioning use. Thus whilst the proposal does not accord with this policy it is to be noted that the Hotel has now been vacant for a number of years and is falling into serious disrepair. It is a prominent building in the centre of the village. There are therefore mitigating circumstances. Having made this allowance it is considered expedient that a condition be imposed that the Hotel is restored as approved and the three dwellings are not occupied before this is done.

CW11 (Affordable Housing). The site lies within the Northern Connection Corridor therefore affordable housing should be sought at 25%. It is understood that the whole scheme will be carried out on behalf of a Registered Social Landlord.

Comments from Consultees:

Conservation & Design Officer - It is considered that the proposed development represents enabling development that will enable the former public house to be brought back into beneficial use that should both secure the future of the listed building itself and as an important/substantial building within the surrounding conservation area. The three new residential properties are considered acceptable in terms of their design and appearance in the street scene. The removal of the outbuilding to create a parking area is considered to be acceptable as part of the enabling works. Conditions are recommended to require the agreement of finishes of features of the listed building that cannot be restored on a like for like basis. Advice is provided regarding methods of restoration, this advice should be passed on to the applicant.

Countryside and Landscape Services - No objection subject to conditions requiring the agreement of details boundary treatment, finishes in the parking area, bin store, planting and lighting. These requirements can be included in a landscaping condition. It is also suggested that the small amenity space may be better designed with hard surfacing perhaps with seating and possible a feature tree in the near by space. This view should be passed on to the applicant who may if he wishes include such details into the revised landscaping. Ecological conditions are recommended and advice is provided regarding bats, this advice should also be passed on to the applicant.

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Application No. 15/0790/FULL Continued

Head Of Public Protection - Has no objections subject to the control of the environmental impacts of the building works.

CCBC Housing Enabling Officer - No objection subject to the provision of 25% affordable housing.

Head of Public Services - Have provided advice regarding a current move to larger recycling bins. The proposed layout indicates an area utilising the current smaller bins. There is sufficient space to provide for this change and a condition has been required (by the Landscape Architect) to finalize the details of the covered bin storage area. The advice regarding the bin changes should be passed on to the applicant to enable the adjustment of the bin store by condition.

Transportation Engineering Manager - No objection subject to conditions including the completion of the car parking. Advice is provided regarding the construction of a vehicle crossover and should be passed on to the applicant.

Comments from public: None have been received.

Other material planning considerations: A Section 106 Agreement is recommended to ensure that social housing is secured as part of this development. It is considered that the Agreement is necessary in order to secure compliance with Policy CW11 of the LDP; it is directly related to the development in that it secures housing at a housing development; and at 25% it is reasonable in scale and kind, especially as that amount is based on the target in the LDP.

In accordance with Section 66 of the Listed Buildings and Conservation Areas Act 1990 the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposed terrace will have a significant impact on the setting of the former hotel, particularly when viewed from Central Avenue. At present, the rear of the building can be seen, although it is occasionally partially screened by trees on the site boundary. There is a gap between the listed building and the neighbouring houses. The terrace would close that gap and obscure views of the rear elevation. The building stands in isolation at present. However that change in its setting (which will also be evident when viewed from the east) must be balanced against the benefit of bringing the building back into use and thereby its preservation and conservation.

Cont....

Application No. 15/0790/FULL Continued

This is an urban environment where buildings are normally close to each other, but a cross-section submitted with the application confirms that the new dwellings will be lower and smaller in scale than the former hotel.

The conversion of the building will result in the loss of its hotel/public house qualities but that is necessary to secure the conservation of the building and will be done sensitively with a view to preserving its special features.

(a) This application be DEFERRED to enable the completion of a Section 106 Agreement that will require the provision of 25% affordable housing (Three 1-bed-2 person apartments).

(b) Upon completion of the Section 106 Agreement that planning permission should be granted in accordance with the following conditions:

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the occupation of any of the development hereby approved the parking spaces and associated internal drive shall be constructed in accordance with materials (excluding loose materials) that shall have been agreed in writing with the Local Planning Authority and thereafter those areas shall be kept clear of all obstructions at all times for the access and parking of domestic vehicles associated with the occupants of the 12 units of residential accommodation hereby approved
REASON: To ensure that the parking spaces are available and accessible at all times.
- 03) The three residential dwellings (units 10, 11, 12) hereby approved shall not be occupied until the former Oakdale Hotel has been converted to nine units of residential accommodation in accordance with the details hereby approved and is ready for residential occupation.
REASON: To ensure that the Hotel is restored as a building of visual prominence in accordance with allowances that have been made in the consideration of this application.

Cont...

Application No. 15/0790/FULL Continued

- 04) Prior to the commencement of the development hereby approved a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include all means of enclosure (including gates), the bin store area (which shall be designed to take account of the storage area requirements provided by Public Services), hard surfaces of the car park, lighting columns, planting and seeding. The applicant is invited to consider the comments of the Council's Landscaping Architect that accompany this decision. The agreed hard landscaping details shall be carried out prior to the occupation of any part of the development. The agreed soft landscaping details shall be carried out in the first planting and/or seeding season following the occupation of any part of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the residential occupants and the area.
- 05) 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.
- 06) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House Sparrow, House Martin, Starling, Swallow or Swift) in the converted building and new dwellings at the former Oakdale Hotel, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the converted building and new dwellings hereby approved are 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.

Cont....

Application No. 15/0790/FULL Continued

- 07) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the converted building and new dwellings at the former Oakdale Hotel, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the converted building and new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning policy Wales and Tan 5 Nature Conservation and Planning.
- 08) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of any feature such as rainwater goods or item of fenestration of the former Hotel that cannot be restored on a like for like basis, and the proposed conservation type roof lights. Those details shall include a method statement, which shall contain an assessment of the feature that cannot be restored and a full specification or catalogue details of any replacement. The development shall be completed in accordance with the agreed details.
REASON: In the interest of the visual amenity of the listed building.
- 09) Prior to the construction of the external surfaces of the three dwellings hereby approved details of the materials to be used in the external finishes, 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.
- 10) The gates hereby approved shall not open outwards over the public highway.
REASON: In the interests of highway safety.
- 11) The parking spaces hereby approved shall be allocated at a rate of one space per unit, and shall be marked on site accordingly prior to the beneficial occupation of any unit.
REASON: To ensure the provision of adequate off-street parking.
- 12) Rainwater run-off shall not discharge into the highway surface-water drainage system or onto any part of the highway.
REASON: In the interest of highway safety

Cont....

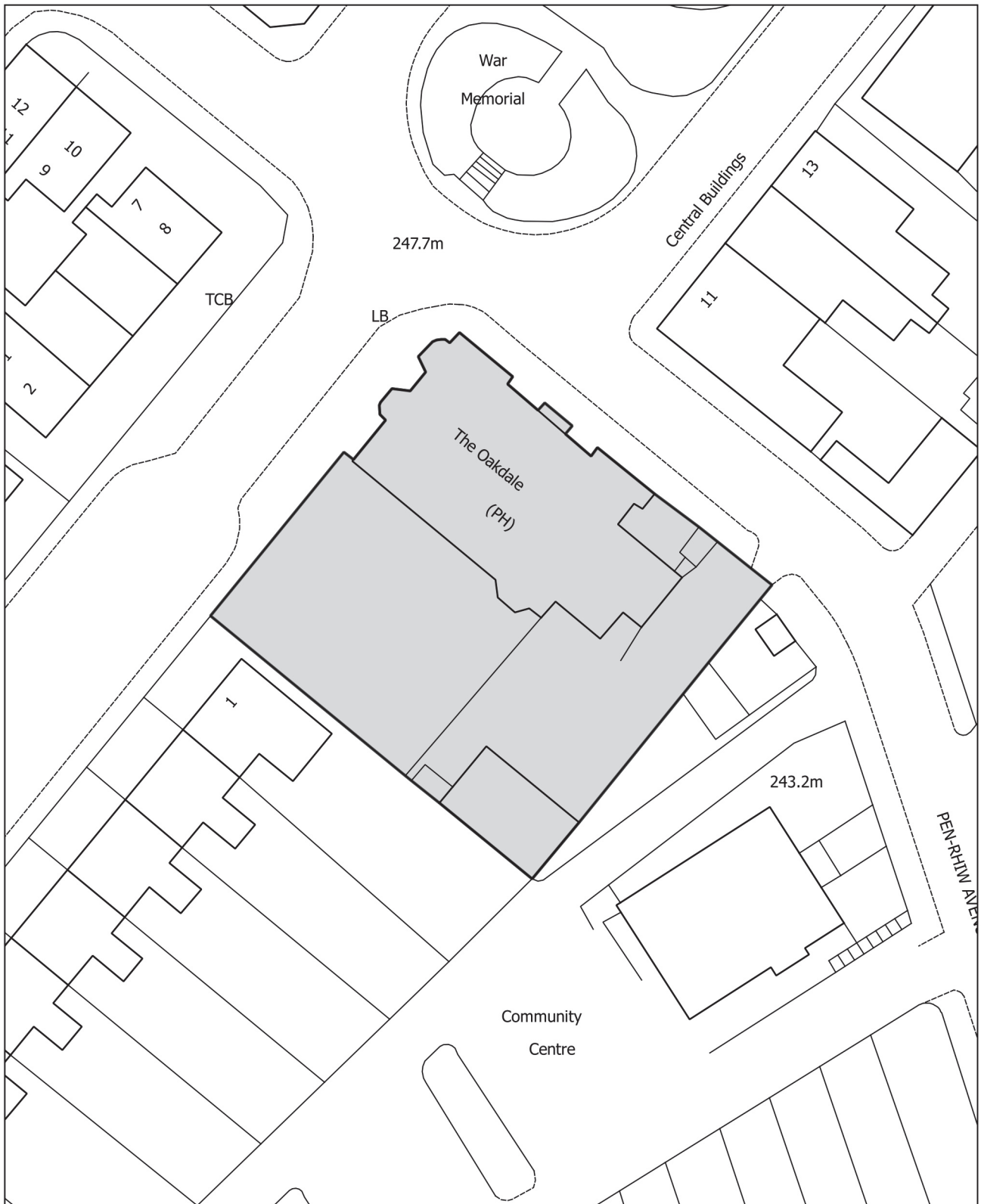
Application No. 15/0790/FULL Continued

- 13) Prior to the commencement of the development hereby approved a scheme for this control of noise and dust during construction shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: In the interests of residential amenity.

Advisory Note(s)

Please find attached the comments of Countryside and Landscape Services, Council's Ecologist, Head of Public Services, Conservation and Design Officer and Wales and West Utilities that are brought to the applicant's attention.

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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0791/LBC 17.12.2015	Mr S Poynter 49 Hamilton Street Canton Cardiff CF11 9BC	Demolish two single-storey extensions, change the use from hotel to residential to accommodate nine apartments with internal alterations and construct three No. 3 bedroom dwellings Oakdale Hotel Central Avenue Oakdale Blackwood NP12 0LW

APPLICATION TYPE: Listed Building Consent

SITE AND DEVELOPMENT

Location: The Oakdale Hotel is situated on the southern corner of the "square" in Oakdale (south of the war memorial).

Site description: The Hotel is a Grade II Listed Building three to four storeys in height. The building faces into the square on two elevations. Around the square there are other commercial properties but the location is predominantly residential. The site is within a conservation area that was built during the same period as a model village. The application building lies at the centre of the planned village. It was last used as a public house and has for a number of years lain vacant. Within the curtilage is one outbuilding, garden and car park. The whole site is approximately 0.12 of a hectare in size.

Development: The proposed development comprises of the conversion of the Hotel into 9 flats and the erection of 3 dwellings in the garden area. The existing outbuilding is to be demolished and the existing car park is increased to include the footprint of that building.

Dimensions: The 3 dwellings will each have three floor and three bedrooms. The 9 flats within the Hotel will comprise of four single bedroom units and five two bedroom units.

Cont....

Application No. 15/0791/LBC Continued

Materials: The proposal to convert the Hotel consists primarily of internal alterations except for the removal of a flat roofed side extension and the outbuilding. The internal alterations include the retention of a number of listed features such as 'dumb waiters' that are to be removed, restored and re-instated as an internal feature in the entrance hall and lobbies. In some areas fireplaces will be enclosed by plasterboard, retaining and protecting those features that will be catalogued. It is explained that the glazing and other fenestration will be replaced on a like for like basis except where they assed and it is agreed that replacement is necessary. One example of the external signage will be retained over one entrance onto Central Avenue. Cast iron ogee profile rainwater goods are to be replaced with replica cast aluminium. Four small conservation type rooflights are to be inserted into the rear roof. The roof is to be repaired with salvaged tiles as far as is practicable on the front elevation and any new matching roof tiles will be introduced on the rear/side elevations.

The 3 new dwellings are a three-storey terrace with the upper floor contained within the roof space (a design commonly referred to as "two and a half" storey). Brickwork will generally be used through the site with some block rendered being used in large panels to break down scale and create interest. Stretcher bond brickwork with simple details and raked joint are proposed. Tilting windows are proposed to allow for cleaning from the inside, all to be white PVCu frames and trims. Rainwater goods are half round gutters and round downpipes, to be black PVCu.

Ancillary development: The proposed car park provides 12 parking spaces to occupy an area similar to the existing with the addition of the space provided by the demolished outbuilding. The boundary of the car park is to be enclosed by a new wall that effectively replaces one that has fallen down in the recent past. The existing wall onto Central Avenue is to be taken down and replaced with a lower wall with railings. Railings are to be put around the steps on the Central Avenue entrance, which is to be retained as a listed feature but not as a functioning entrance. Within the curtilage is an area for the storage of refuse and recycling bins. There is also a small communal amenity space.

PLANNING HISTORY 2005 TO PRESENT

15/1094/TCA - Remove a line of ten lime pollards along a boundary wall - No objection 07/12/2015.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: A site with a grade II listed building situated in a Conservation area within the settlement.

Cont....

Application No. 15/0791/LBC Continued

Policies: None.

NATIONAL POLICY

PPW Edition 8, January 2016, Chapter 6 Conserving the Historic Environment, and Welsh Office Circular 61/96 Planning and the Historic Environment, Historic Buildings and Conservation Areas.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Conservation & Design Officer - The proposed development will enable the restoration of the currently vacant and deteriorating listed building to a beneficial use, securing its future and its setting within the conservation area. Conditions are recommended and advice is provided.

Ancient Monuments Society - No response at the time of preparation of this report.

The Georgian Group - No response at the time of preparation of this report.

Royal Commission On Ancient & Historical Monuments Wales - No response at the time of preparation of this report.

The Victorian Society - No response at the time of preparation of this report.

Council For British Archaeology - No response at the time of preparation of this report.

Society For The Protection Of Ancient Buildings - No response at the time of preparation of this report.

The Twentieth Century Society - No response at the time of preparation of this report.

Cont....

Application No. 15/0791/LBC Continued

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in a local newspaper and 26 neighbouring properties have been consulted.

Response: No response has been received.

Summary of observations: None.

ANALYSIS

Policies: PPW Edition 8, January 2016, Chapter 6 Conserving the Historic Environment - paras 6.5.8 - 6.5.11 are most relevant. The consideration of PPW is discussed below in the observations from the Conservation officer. The conclusion is that the proposed development will enable the restoration of the currently vacant and deteriorating listed building to a beneficial use, securing its future and its setting within the conservation area.

Comments from consultees:

Conservation & Design Officer - Much of the submitted application pays regard to and reflects the specific details discussed and conversations held at meetings with the applicant, particularly in respect of the main principles of the proposed repair and refurbishments of the main building, the former public house, and grade II listed building within the Oakdale Village Conservation Area, designated on 15/03/2011. The principal building was listed 'as a substantial hotel very representative of early 20th Century popular building style and for its historic interest as part of the Oakdale Model Village Development.'

The proposed new residential units represent 'enabling development' in the form of three x 3-bedroom linked houses adjacent to the former public house, in that it allows for the former public house to be brought back into a new and beneficial use, i.e. residential apartments. At a time when so many public houses are closing due to a lack of patrons, in the County Borough, this accords with paragraph 6.5.8 of the Welsh Government guidance PPW (the most up to date version now being Edition 8 January 2106 Chapter 6: Conserving the Historic Environment).

Cont....

Application No. 15/0791/LBC Continued

Chapter 6 Conserving the Historic Environment - paras 6.5.8 - 6.5.11 are most relevant. The proposals support in principle the planning policy guidance, which seeks to protect such Listed Buildings and in bring them back into a new, and beneficial use or uses. Para 6.5.13 is also relevant in relation to the proposed demolition of the 2 modern side extensions to the southeast elevation and the redundant outbuilding, the former Brass Band practice venue and former taxi rank (the outbuilding is considered to be 'listed' by virtue of it being considered a 'curtilage' listed building).

Conservation Areas - The proposed refurbishment works and development within the Oakdale Conservation Area, are consistent with guidance obtained in paras 6.5.17. The importance of the Conservation Area is set out in the Oakdale Village Conservation Area Character Appraisal, dated December 2010, prepared as justification for its designation before it was approved by Council on 15/03/2011. It is an area essentially born from its historical links to the industrialisation of the South Wales region. The village of Oakdale was constructed to provide houses and amenities for the workers of the Oakdale Colliery and their families. The public house was built in 1915 at the same time as the village hospital.

The remaining matters of detail can be secured by conditions.

Comments from public: None.

RECOMENDATIONS:

A. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 it is recommended that this application be referred to CADW with a recommendation that listed building consent is granted subject to conditions, having special regard to the desirability of preserving the building and its setting without any unacceptable harm to either its setting or the conservation area.

B. Upon the receipt of a satisfactory response from CADW listed building consent be issued subject to the following conditions and with the addition or alterations as may be recommended by CADW.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 15/0791/LBC Continued

- 02) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of any external feature such as rainwater goods or items of fenestration of the former Hotel that cannot be restored on a like for like basis and of the proposed conservation type roof lights. Those details shall include a method statement, which shall contain an assessment of the feature/s that cannot be restored and a full specification or catalogue details of any replacement. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.
- 03) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of the restoration of the external painted surfaces of the Hotel. Those details shall include a method statement including the preparation and number of individual coats and the details of the materials to be used with printed colour examples of the top coats. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.
- 04) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of the 1.2 metre high railings along southeast boundary together with all other gates and means of enclosure. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.
- 05) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of the restoration of the roof of the Hotel. Those details shall include a method statement including the salvaging of existing materials that shall as far as is practicable be utilised on the front elevations and where replacement materials are required their specifications. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.

Cont....

Application No. 15/0791/LBC Continued

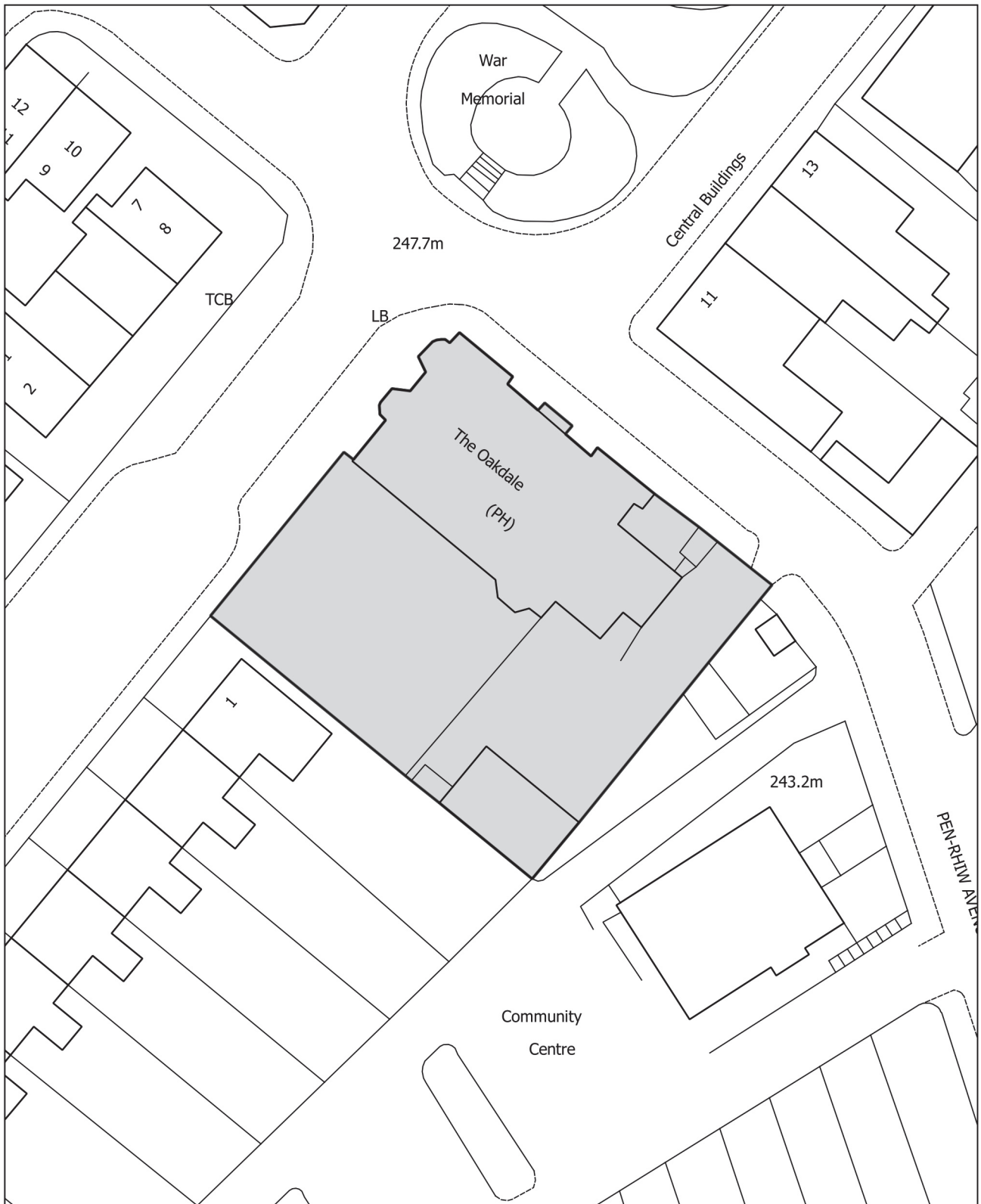
- 06) Prior to the commencement of the development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority of any internal features that are not to be restored and preserved in situ and those features that are to be retained in situ but enclosed. Those details shall in particular include the steps that are to be taken to preserve those features (such as fire places) that are to be enclosed in situ. The development shall be completed in accordance with the agreed details.

REASON: In the interest of preserving the features of the listed building and recording their treatment.

Advisory Note(s)

Please find attached the comments of Conservation Office that are brought to the applicant's attention.

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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0789/FULL 16.01.2016	Mrs E Jones Old Junction House Commercial Street Pontllanfraith Blackwood NP12 2JY	Erect single-storey extension to rear of property and porch to front of property 16 Thorncombe Road Blackwood NP12 1AT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Thorncombe Road, Blackwood.

House type: Two-storey semi-detached property.

Development: Single-storey rear extension and front porch.

Dimensions: The proposed single storey element measures 3.0 metres in depth and 5.4 metres in width.

The proposed porch measures approximately 1.5m deep, 2m wide and 3.5m high to its ridge.

Materials: Painted render and slate.

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

PLANNING HISTORY 2005 TO PRESENT

15/0711/FULL - Erect a two-storey and a single-storey extension to the rear of the property and a porch to the front of the property - Withdrawn 11/12/2015.

POLICY

LOCAL DEVELOPMENT PLAN

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

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

Cont....

Application No. 15/0789/FULL Continued

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Dwr Cymru - Provides advice to the developer.

Senior Engineer (Land Drainage) - No objections.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

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

Cont....

ANALYSIS

Policies: It is considered that the proposed development, which incorporates a single storey rear extension and front porch, has been appropriately designed in terms of its setting, materials and roof design, and will integrate with the host dwelling.

In terms of the impact on the amenity of neighbouring properties, guidance in Supplementary Planning Guidance LDP7: Householder Developments states:-

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

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

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

The proposed ground floor element has a maximum depth of 3 metres along the boundary with the adjoining property, and therefore it is not considered that the extension will result in an unacceptable overbearing or overshadowing impact on the neighbouring property, in accordance with the above adopted guidance.

The proposed porch is also considered acceptable in design terms, and will integrate with the host dwelling, whilst having no detrimental impact on the amenity of neighbours, or the surrounding street scene. For these reasons the proposed development is considered to accord with the relevant policies and is therefore acceptable in planning terms.

Comments from consultees: No objection subject to advice.

The Council's Ecologist raises no objection subject to a suggested condition requiring bird enhancement works. However, this is not considered reasonable in this instance as the proposed development falls under householder permitted development.

Comments from public: None.

Cont....

Application No. 15/0789/FULL Continued

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following conditions(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

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

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



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/1121/LA 24.11.2015	Caerphilly County Borough Council Learning, Education And Inclusion Ms K Cole Ty Penallta Tredomen Park Ystrad Mynach Hengoed Caerphilly CF82 7PG	Erect new single-storey Primary School, Nursery and Flying Start Unit including parking and external works Rhymney Comprehensive School Site And Adjacent Land Abertysswg Road Rhymney Tredegar NP22 5XF

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Rhymney Comprehensive School and adjacent land off Mill Field, Abertysswg, Rhymney. Rhymney Comprehensive School lies to the south of Rhymney and to the east of Pontlottyn. Rhymney River is situated to the west of the site.

There are two main parcels of land in question. The first lies immediately south east of Rhymney Comprehensive School and consists of the school playing field (which is within the settlement boundary) and undeveloped, adjacent land, which is outside of the settlement boundary. The second parcel, which is detached from the first, lies inside the settlement boundary just south of Warn's Terrace and, again, is undeveloped. The first parcel is proposed as the site of the new school building and replacement pitch, and the second as the site of a parking and drop off area.

Access to the existing school is obtained via a road leading off Abertysswg Road to the east of the school.

Site description: As stated above, the proposed school site is situated partly on one of the existing playing fields, to the southeast of the existing Rhymney Comprehensive School and partly on currently undeveloped land. To the east of the site the area/open land is designated for further housing and to the west is the existing Rhymney Comprehensive School and the associated playing fields. There are no trees directly within the site boundary, no culverts and no hardstandings. There is an existing foul sewer to the south of the site running west to east, which will be utilised to make connections from the new building, and an existing field drainage system which will be improved for surface water drainage.

Cont....

Application No. 15/1121/LA Continued

Development: Full planning permission is sought in respect of a single storey Primary School, Nursery and Flying Start Unit including parking and external works.

The new building will be constructed on the sports field of the adjacent Rhymney Comprehensive School, and will include the provision of a replacement pitch for the comprehensive school together with new sports pitch for the primary school.

A new playing pitch for the one utilised by the new school building will be constructed on a lower plateau to the south west of the new school. The undeveloped land, to the north west of this will be utilised for Primary play areas and will be designed to accommodate a grassed area for infants and juniors, with play equipment, a gravelled zone including planting area for garden club, and an amphitheatre for outdoor teaching and events.

The existing surface water attenuation pond, and its ecology will be retained, just below the new school building and a new perimeter fence provided. A new attenuation/wildlife pond will also be provided to the south, with a pontoon access for pupils.

Cyclists will utilise the existing pathways to the new school site and 2 rows of cycle shelters, one at the east of the building and one located south west, will provide 32 spaces in two sets of 16.

The new primary school will be a new single-storey, development with three building elements. A double height building to the north, containing the main hall and kitchen is proposed. A lower level, single storey teaching block will be attached to the south of the hall with the accommodation arranged around a centralised 'street space'. A single-storey 'Flying Start' unit will be connected to the east of the teaching block. The scheme will also include hard and soft landscaping, a car park and linked footpath access, with footpath access from Pontlottyn together with an access road, for delivery and disabled access.

The proposed site layout will use the land off Warn's Terrace for staff and parent parking, with a bus zone for occasional school trips. This parking has been positioned away from the new school site to reduce traffic issues at the existing Comprehensive school access. A direct access from Warn's Terrace to the new school is not feasible due to the difference in levels.

Cont....

Application No. 15/1121/LA Continued

From the new parking area, the existing Safe Route will be utilised as a direct access to the new school via a new, Equality Act compliant, pedestrian ramp. This will be lit. The school itself will be located to the north east of the site on the existing football field. Delivery vehicles will be allowed to come through the Comprehensive School entrance and will park directly outside the northwest side of the building, where the kitchen is located. Five vehicle spaces will also be provided directly outside the north entrance area.

The teaching, large hall area and flying start unit will provide facilities for both education and the wider community.

The design has been developed in accordance with the Principles of Secured by Design to design out crime.

The applications is supported by a Flood Consequences Assessment, School Travel Plan, Design and Access Statement, Ecological Assessment, Transport Assessment, Ground conditions Desk Study Report.

It is proposed to commence construction works on site in May 2016 with a completion date of August 2017.

The development will provide employment for forty eight persons.

Dimensions: The site has an area of 5.30 hectares. The foot print of the building has maximum dimensions of 88m (width) 43.4m (depth) and 7.6m (height).

Materials: The building will utilise a combination of traditional and modern materials. External walls - red/orange multi brickwork and self-coloured render; roof - aluminium standing seam roof with anti-glare finish; windows - dark grey aluminium with coloured accent panels; dark grey aluminium doors; boundary treatments: 1.6m high mesh fence with 5m ball stop fence to end of rugby pitch; tarmacadam vehicle access and hardstanding.

Ancillary development, e.g. parking: Ninety seven car parking spaces, one LGV space, five motor cycle spaces, 5 disability spaces and 30 cycle spaces.

PLANNING HISTORY 2005 TO PRESENT

P/05/0358 - Erect sports hall extension to existing gymnasium with new changing rooms
- Granted Conditionally - 24.06.2005.

Cont....

Application No. 15/1121/LA Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Part within the settlement boundary - Policy SP5. Part outside the settlement boundary. Part within committed housing site Policy HG1:10.

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP4 - Settlement strategy, SP6 - Place Making, SP21 - Parking Standards, SP22 - Community Leisure and Education Facilities.

Countywide Policies

CW1 - Sustainable transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - highways, CW5 - Protection of the Water Environment, CW15 - General locational constraints.

NATIONAL POLICY

Planning Policy Wales, 8th Edition, January 2016, TAN 12 - Design, TAN 15 - Development and Flood Risk, TAN 18 - Transport.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. The Coal Authority concurs with the recommendations of the Ground Conditions Desk Study Report that general intrusive site investigation works should be undertaken prior to development. This may be conditioned. These should be sufficient to also establish the exact situation regarding coal mining legacy issues on the site. They confirm the applicant already has two Permits from The Coal Authority (11156 and 11376) to undertake such intrusive investigations.

Cont....

Application No. 15/1121/LA Continued

CONSULTATION

The Coal Authority - The Coal Authority concurs with the recommendations of the Ground Conditions Desk Study Report that general intrusive site investigation works should be undertaken prior to development. This may be conditioned. These should be sufficient to also establish the exact situation regarding coal mining legacy issues on the site. They confirm the applicant already has two Permits from The Coal Authority (11156 and 11376) to undertake such intrusive investigations.

Transportation Engineering Manager - Has no objection to the development subject to conditions being attached to any consent in respect of parking, cycle and scooter provision, the submission of a Travel Plan, lighting provision in respect of the car park, full details in respect of the relocation of the bus stop, and a requirement to carry out a review of the approved traffic calming measures within 6 months of the occupation of the building.

Head Of Public Protection - Has no objections subject to conditions relating to any contamination of the site, site lighting, site control measures, and waste control measures.

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

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

Police Architectural Liaison Officer - Have no objections to the development. They confirm that they have been consulted in respect of the proposed development prior to the submission of the planning application.

Wales & West Utilities - Provide advice to be conveyed to the developer.

Senior Arboricultural Officer (Trees) - Request conditions are attached to any consent requiring a Tree Protection Plan to appropriately protect retained trees and a detailed landscaping scheme to be submitted and agreed prior to the commencement of any construction related site activity.

Countryside And Landscape Services - No objections subject to biodiversity enhancement conditions being attached to any consent requiring bat roost and breeding bird provision in the building. Advice is provided to be conveyed to the developer.

Principal Valuer - No comments.

Cont....

Application No. 15/1121/LA Continued

Natural Resources Wales - No objection subject to condition that the development is constructed in accordance with site layout plan 4186-P003, dated 26/10/15.

Minerals Officer - There is no objection on mineral safeguarding grounds. Although the site area extends into the coal safeguarding area, the built development is within settlement limits.

ADVERTISEMENT

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

Response: Two letters have been received.

Summary of observations:

- Visual impact and loss of view.
- Effect on the character of the street and neighbourhood.
- Noise and disturbance at certain times.
- Loss of privacy as a result of overlooking as a result of vehicles using the site.
- Increase in traffic will have an adverse impact upon highway safety.
- Potential for unauthorised anti-social use of car park.
- Proximity of access road to old age accommodation.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? Heddlu Gwent Police have no objections to the development having previously had the opportunity to comment upon the design and layout of the proposed scheme with the architects. The applicant has confirmed the development will be built in accordance with the Principles of Secured by Design to design out crime.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

An Ecological Assessment was undertaken in September/October 2015 by Caerphilly County Borough Council Countryside and Landscape Service Principal Ecologist, by a competent ecologist at an appropriate time of year. The Ecological Survey was undertaken to assess the ecological value of the proposed site and to inform the design of the school and its grounds and to provide information in support of a planning application.

Cont....

Application No. 15/1121/LA Continued

With the exception of the small area of species rich semi-improved neutral grassland and areas of marshy grassland which are of moderate conservation value, the majority of the grassland habitats within the site have been identified as being of low nature conservation value.

One small area of woodland has been identified on the north eastern boundary of the site. there are several individual trees on site, the most notable being a line of mature alder trees bordering a small stream in the north of the site, a large silver birch on the north east boundary of the site, and one very large alder and ash on the line of an old bank in the west of the site.

Scrub habitats are present in the north east corner of the site and along the south eastern boundary adjacent to the electricity sub-station. The woodland habitat and mature individual trees have been identified as being of moderate value.

A small stream enters the site in the north of the site and runs around the base of the embankment bordering the existing sports pitch. This is mostly heavily shaded with no aquatic vegetation associated with it before it enters a former pond that now supports swamp vegetation. These habitats are of moderate nature conservation value.

An area of tipped stone and rubble which has been colonised by ruderal vegetation occupies the north western corner of the site. A smaller area of bare ground on the northern edge of this spoil is starting to colonise with willow. All are considered to be of low nature conservation value, although the rubble will have some reptile potential. However as this artificial habitat is created from waste materials it would be possible to recreate this habitat elsewhere within the application site.

In regards to Protected Species, two large mature trees on the lower field adjacent to the River Rhymney were found to have holes and crevices with high potential to support bats. These trees are proposed for retention and measures will be put in place for their protection during the works.

The site offers plenty of opportunities for nesting birds particularly in the woodland and scrub across the site and a nest was observed in scrub on the east of the site. Measures will be required to avoid disturbance during the nesting season.

Cont....

Application No. 15/1121/LA Continued

The rubble and adjacent poor semi improved grassland were considered to have the potential to provide suitable refugia and foraging for reptiles. A survey has not been undertaken at this stage and a survey and capture programme will be required to ensure that reptiles are not injured or killed during the construction works. With the exception of a small stream there is a lack of open water on the site which limits the opportunities for amphibians, and the heavily vegetated fen habitat means that the site is unlikely to be suitable for great crested newts. However, the presence of more common amphibians cannot be ruled out and would need to be taken into account during any rubble clearance works.

Several invertebrates were noted during the extended Phase 1 Habitat Survey. Most of which were common species, but add to the value of the habitats they occupy.

A search for signs of mammals failed to find any evidence of mammals with the exception of fresh mole hills in the marshy grassland and hazelnuts opened by woodmouse and bank vole. There were no obvious tracks or trails around the perimeter fences of the site that would indicate the use of the site by badgers, otters, foxes or other larger mammals.

Consequently it is considered appropriate to attach conditions to any consent preventing clearance of the site during the breeding bird season, the development to be carried out in accordance with the suggestions/recommendations made in Section 8 of the Ecological Assessment dated Sept/Oct 2015; the submission of a Reptile Mitigation Strategy; and a Light Mitigation Strategy.

Due to the development being located next to excellent bat and bird foraging habitat and the South East Wales Biodiversity Records Centre (SEWBReC) planning data search showing that there are records for bats and house nesting birds within close proximity to the above property, it is considered appropriate to attach conditions to any consent requiring bird nesting and bat roosting provision within the new development.

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.

Cont....

Application No. 15/1121/LA Continued

The scheme is part of the wider 21st Century Schools Programme across Wales, where Caerphilly County Borough Council has developed a Rationalisation Programme which aims to remove unwanted surplus places in the Authority and improve the building stock in order that provision is enhanced.

The Council, at its meeting in November 2011, agreed the submission of revised bid proposals for Band A Projects (2014 -2020) amounting to £92m, which included a new Abertysswg and Pontlottyn Primary School. In December 2011 the Minister for Education and Skills announced support for the scheme. The specific Rhymney bid involved closing the Abertysswg and Pontlottyn Primaries and replacing with a new school on the Rhymney Comprehensive site.

The majority of the site is in Council ownership. However, two areas of land are in private ownership but negotiations are ongoing by the Council to secure this land. This land comprises the proposed parking area accessed off Warn's Terrace, which will be utilised for staff parking, parent drop off points and occasional parking for buses for school trips.

The main issues to be considered in the determination of this planning application are in respect of the compatibility of the proposed uses with surrounding land uses, design, amenity, highway considerations and the impact of the development upon the water environment.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site is located to the east of the A469, within the settlement area of Abertysswg and offers the opportunity to provide education and community facilities, which will be close to residential areas and local facilities. The proposed development has a high standard of design and will achieve a BREEAM 2014 rating of excellent, an EPC rating of 'A' and the inclusion of sustainable drainage systems, photovoltaic panels, a natural ventilation strategy and control of solar gains will achieve resource efficiency and provide a sustainable building. The design has been developed in accordance with the Principles of Secured by Design to design out crime. The proposed development is considered to be an efficient use of land, incorporating and enhancing existing natural heritage features. Landscaping has been proposed but the information submitted lacks detail. In this respect it is considered appropriate to attach a condition to any consent requiring a detailed landscaping scheme, to include details of hard and soft landscaping together with means of enclosure, to be submitted for consideration and approval by the Local Planning Authority prior to the commencement of works. The proposed development is considered to be in accordance with Policy SP6 of the LDP.

Cont....

Policy CW2 of the LDP considers amenity. In this respect the proposed scheme will not result in an unacceptable impact on the amenity of adjacent properties or land, and would not result in the over-development of the site. The development is considered compatible with surrounding land-uses. Part of the development i.e. the car parking area is proposed on land, which is identified as part of a committed housing site (Policy HG1.10) of the LDP. However, the area of land to be used for the car park is only a very small part of the 7.08 hectares allocated for housing and as such it is not considered the proposed development of the site would prejudice the future development of the larger allocated site for housing. In addition, it is noted that the area of land proposed for car parking associated with the new school wraps around the western and southern boundary of an existing electricity sub-station. In this respect, it is considered in terms of visual amenity, the use of this land for car park is a more compatible neighbouring use than if housing were to be erected in this location.

The nearest dwellings to the application site are situated at Warn's Terrace and an objection has been raised concerned about loss of privacy as a result of overlooking, loss of view, effect upon the character of the street and neighbourhood, proximity of car park entrance to old age accommodation and unauthorised use of car park resulting in anti-social behaviour. It is the vehicular entrance to the proposed car park, which will be situated opposite a small number of dwellings along Warn's Terrace. The car park itself is proposed on lower ground leading off the entrance. Loss of a view is not a material planning consideration. However, the proposed car park will be at a lower level than the slab level of the houses along Warn's Terrace and as such any distant views should not be significantly affected. It would only be drivers of vehicles leaving the site, who may glance at properties opposite the car park entrance but they are more likely to be considering the safety of the road while egressing the site rather than looking into properties. Also, given the distance and difference in levels between these nearest houses and the car park entrance it is not considered that the harm to amenity would be significant as to warrant a refusal of the application.

Objection has been raised that the development will result in noise and disturbance at certain times. In terms of the construction of the development, this aspect of the development may be addressed by attaching an appropriate condition to any consent requiring site control measures. In terms of general noise and disturbance, it is generally accepted that there will be an increase in noise and disturbance around the school day but it is not considered the harm to amenity to residents of nearby residential properties to be significant enough to warrant refusal of the application.

Objection has been raised regarding the potential unauthorised use of the car park resulting in anti-social behaviour. The developer has confirmed the vehicular access to the car park will be closed and locked outside of school hours.

Cont....

Application No. 15/1121/LA Continued

Policy CW3 of the LDP considers highway implications. In this respect the Transportation Engineering Manager has raised no objection to the development subject to conditions being attached to any consent in respect of parking, cycle and scooter provision, the submission of a Travel Plan, lighting provision in respect of the car park, full details in respect of the relocation of the bus stop and a requirement to carry out a review of the approved traffic calming measures within 6 months of the occupation of the building.

Policy CW5 will only permit development where it does not have an adverse impact upon the water environment and where it would not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water). The site is identified in the TAN15 (Development and Flood Risk (2004), (updated 2013) as being located in the low risk development advice zone A, described as land considered to be at little or no risk of fluvial or tidal flooding. A full Flood Consequences Assessment has been submitted in support of this application. This assessment has been considered by NRW. They confirm the majority of the site, including the proposed school building and car park, are located outside of the DAM Zone C2 and the fluvial flood outlines of the River Rhymney. Fluvial flooding is predicted to be confined to the football pitch and the grassland area in the south. Given the use of these areas, they consider this risk could be managed through a site emergency plan. They have raised no objection to the development subject to a condition being attached to any consent that the development is laid out in accordance with the submitted site layout plan (4186-P003) dated 26/10/15. They also provide advice to be conveyed to the developer.

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:

- Visual impact and loss of view. The right to a view is not a material planning consideration.
- Effect on the character of the street and neighbourhood. It is not considered the proposed development would result in the character of the street and neighbourhood being adversely affected. The proposed development is considered to meet the requirements of Policy SP6 (Place making) as discussed above.
- Noise and disturbance at certain times. These matters are discussed above.
- Loss of privacy as a result of overlooking as a result of vehicles using the site. These matters are discussed above.
- Increase in traffic will have an adverse impact upon highway safety. The Transportation Engineering Manager has raised no objection to the development.

Application No. 15/1121/LA Continued

- Potential for unauthorised anti-social use of car park. These matters are discussed above.
- Proximity of access road to old age accommodation. It is not considered the proximity of the road to the old age accommodation would significantly cause harm to amenity that would warrant the refusal of the application.

Other material considerations: None.

It is considered that the development does not conflict with local plan policies taking account of the material considerations and is therefore acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new primary school hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.
- 03) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the new primary school at Rhymney, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new primary school 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.

Cont....

Application No. 15/1121/LA Continued

- 04) 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.
- 05) The development hereby approved shall be carried out fully in accordance with the suggestions/recommendations made in Section 8 of the Ecological Assessment dated Sept/Oct 2015, prepared by Alison Jones Principal Ecologist for Caerphilly County Borough Council, 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.
- 06) No development or site vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.
- 07) 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.
- 08) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

Cont....

Application No. 15/1121/LA Continued

- 09) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 10) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WPGA 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.
- 11) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.
REASON: In the interests of residential amenity.
- 12) No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building(s) and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area.
- 13) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.
REASON: In the interests of the amenity of the area.

Cont....

Application No. 15/1121/LA Continued

- 14) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 15) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 16) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.
REASON: In the interest of public health.
- 17) A grease trap, details of which shall be agreed with the Local Planning Authority prior to installation, shall be installed in the foul drainage system prior to the commencement of the use hereby approved.
REASON: To prevent pollution.
- 18) No development or site clearance shall take place, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained in the Ecological Assessment dated October 2015, prepared on behalf of Caerphilly County Borough Council. The Tree Protection Plan shall be based upon the recommendations of the Ecological Assessment and shall be carried out throughout the course of the development and shall include:
- a) A plan, showing the position of every tree on the site and on land adjacent to the site that could influence or be affected by the development, indicating which trees are to be removed;
 - b) And in relation to every tree identified a schedule listing:
 - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - trees in Relation to Design, Demolition and Construction - Recommendations;
 - any proposed pruning, felling or other work;

Cont....

Application No. 15/1121/LA Continued

c) And in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:

- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might effect the root protection area;
- all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).

d) Areas of existing landscaping to be protected from construction operations and the method of protection.

REASON: In the interest of visual amenity.

- 19) The development shall be laid out in accordance with the submitted layout plan (4186-P003, dated 26/10/15) hereby approved.

REASON: To ensure built development is outside fluvial flood outlines.

- 20) No development shall commence until details of a scheme for the disposal of surface water and land drainage flows from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

REASON: To ensure the development is served by an appropriate means of drainage.

- 21) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area.

- 22) No development shall take place until an intrusive site investigation has been carried out. The results of the site investigation and methodology used shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

REASON: To ensure the stability of the site.

Cont....

Application No. 15/1121/LA Continued

- 23) If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in Condition 22), additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures which shall be retained (for the period agreed in the remediation scheme/inperpetuity)
REASON: To ensure the stability of the site.
- 24) 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 2.4m metres x 43m 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.
- 25) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 26) Notwithstanding the submitted plans details of adequate bicycle and scooter parking provision shall be submitted to and approved in writing by the Local Planning Authority. The parking provision shall be constructed in accordance with the agreed details prior to occupation of the school first commencing and maintained thereafter.
REASON: In the interests of highway safety.
- 27) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options.
- 28) Prior to the occupation of the development hereby approved, a scheme for lighting of the proposed car park and access ramp shall be constructed in accordance with details to be submitted and agreed in writing by the Local Planning Authority.
REASON: In the interests of highway safety.

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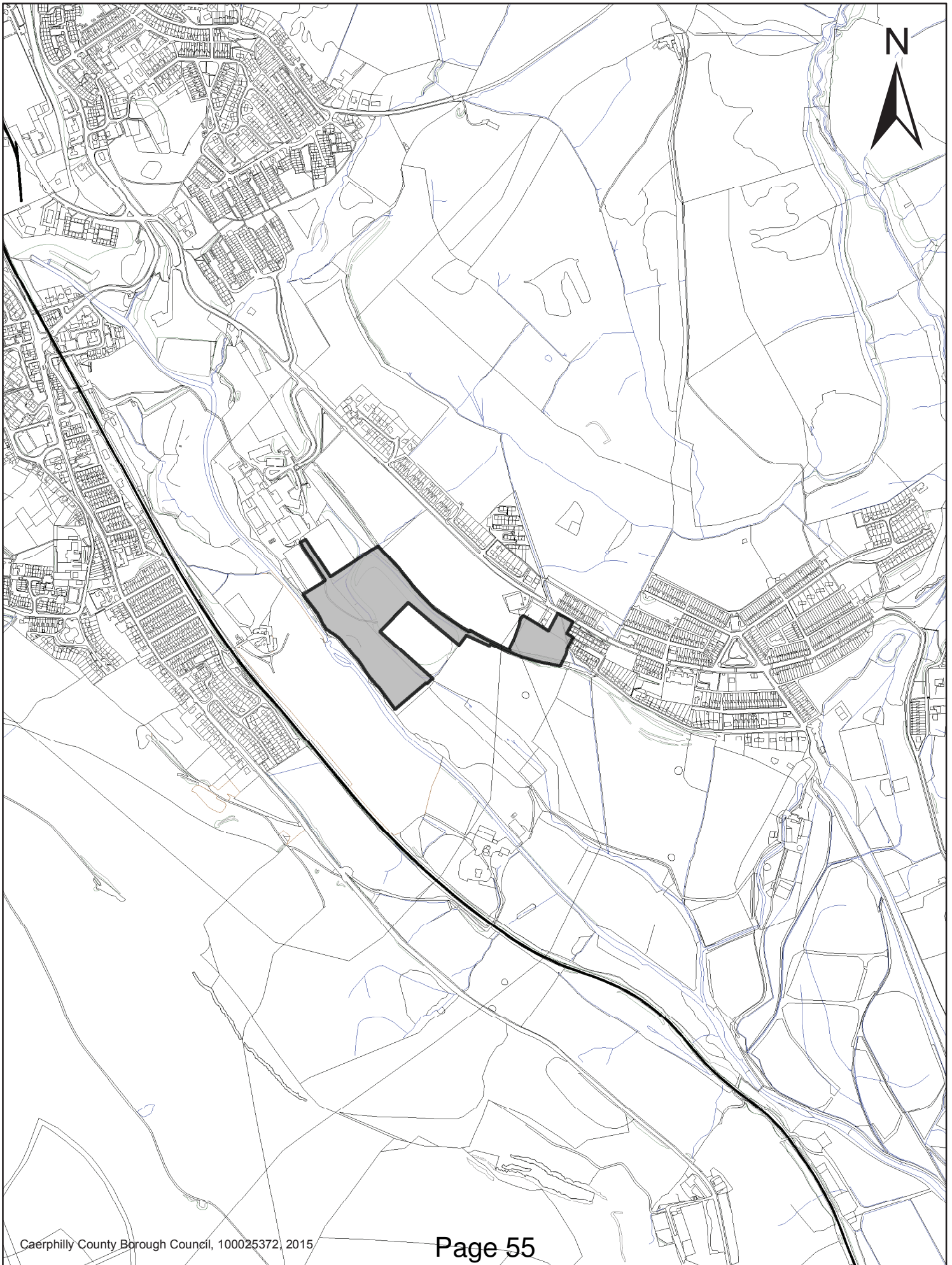
Application No. 15/1121/LA Continued

- 29) Notwithstanding the submitted plans details of the proposed bus stop relocation as outlined in paragraph 6.3.4 of the Transport Assessment prepared by WSP dated November 2015 shall be submitted to and agreed in writing by the Local Planning Authority. The bus stop shall be relocated in accordance with the agreed details prior to the construction of the car park facility hereby approved.
REASON: In the interests of highway safety.
- 30) Within 6 months from the date of occupation of the school hereby approved, a review of the existing traffic calming measure as outlined in paragraph 6.3.8 of the Transport Assessment prepared by WSP dated November 2015 shall be undertaken in conjunction with the Highway Authority and where further mitigation is identified, this should be implemented within 2 months of the date of that report.
REASON: In the interests of highway safety.

Advisory Note(s)

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

The applicant is advised of the comments of this Council's Ecologist, Natural Resources Wales, Senior Engineer (Land Drainage), The Coal Authority, Dwr Cymru/Welsh Water, Senior Arboricultural Officer (Trees) and Transportation Engineering Manager.



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0020/FULL 11.01.2016	Mr M Shemwell 28 Forest Hill Pontllanfraith Blackwood NP12 2PN	Erect two-storey rear extension 28 Forest Hill Pontllanfraith Blackwood NP12 2PN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Forest Hill, Pontllanfraith.

House type: Two-storey semi-detached property.

Development: Two-storey rear extension.

Dimensions: The proposed development measures 5.9 metres in width, 4.0 metres in depth, with a height of 5.0 metres to eaves level and 7.0 metres to ridge level.

Materials: Brick and concrete roof tiles.

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

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

Cont....

Application No. 16/0020/FULL Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

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

Countryside And Landscape Services - No objections.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? 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? No.

Cont....

ANALYSIS

Policies: It is considered that the proposed development, which incorporates a full width two-storey extension, has been appropriately designed in terms of its setting, materials and roof design, and will integrate with the host dwelling.

In terms of the impact on the amenity of neighbouring properties, guidance in Supplementary Planning Guidance LDP7: Householder Developments states:-

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

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

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

There is a neighbouring house attached to the west of the application site, i.e. No. 30 Forest Hill. This property has an existing single-storey rear conservatory extension along the boundary with the application property. The outside wall of this conservatory is a solid brick wall, and therefore no light passes through this boundary treatment. Due to this existing development, it is not considered that the proposed development will have an unacceptable impact on any ground floor windows of the adjoining property. Furthermore, and in accordance with the above guidance, it is not considered that the proposed extension would have an unacceptable overbearing impact on the first floor bedroom window of the adjoining property to a degree to warrant a refusal of planning permission.

It should also be noted that as the adjoining property is to the west of the application property, there will be no loss of direct sunlight as a result of the development due to the trajectory of the sun.

Given its scale and site, coupled with the distance of separation, the proposed development will not have an unacceptable impact on the property to the east, i.e. No 26 Forest Hill. The proposed development is therefore considered acceptable subject to conditions.

Cont....

Application No. 16/0020/FULL Continued

Comments from consultees: Dwr Cymru/Welsh Water provides advice to the developer regarding a public sewer that crosses the application site.

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

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

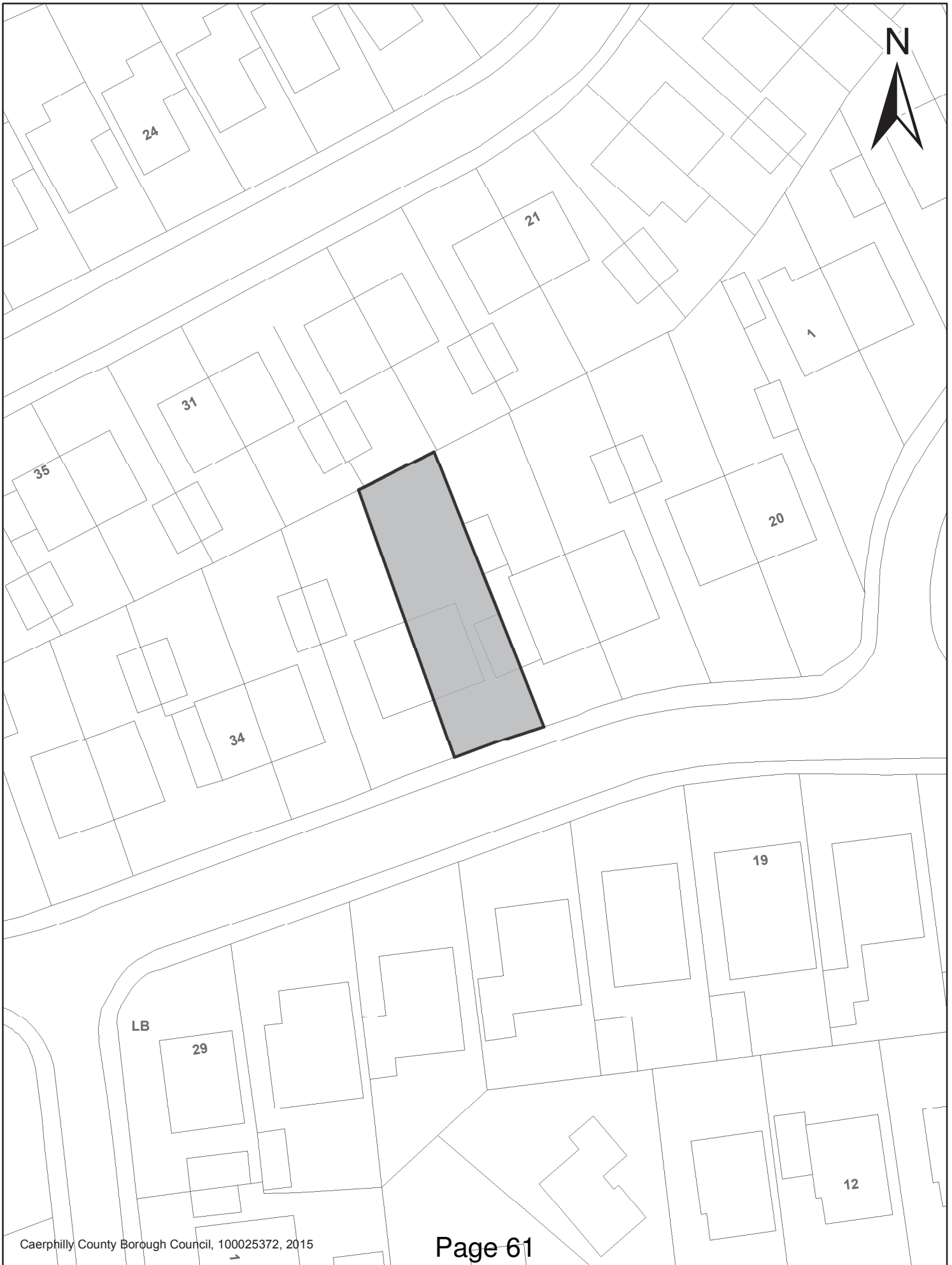
This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 03) The development shall be carried out in accordance with the drawings submitted on 11 January 2016 as part of the application subject of this consent.
REASON: For the avoidance of doubt as to the extent of this consent.

Advisory Note(s)

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

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



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0675/FULL 01.09.2015	Redrow Homes (South Wales) Ltd C/o Nathaniel Lichfield & Partners Mr A Evans Helmont House Churchill Way Cardiff CF10 2HE	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 Land To The North Of Cwm Calon Penallta Hengoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located within the settlement boundary to the north of the existing Cwm Calon residential development. Industrial units situated on the Penallta Industrial Estate are located to the west of the site beyond a public footpath. The site is bounded to the north and east by dense woodland. Some of these trees form part of the Pottery Slopes Site of Interest for Nature Conservation (SINC) (Policy NH3.52). A pedestrianised section of Pottery Road skirts the northern side of the boundary, linking Heol-y-felin to the east with Glyn-Gaer Road to the north.

The site is located on the northern side of Penallta Road, and is accessed via Heol Cwm Calon.

Site description: The 1.48ha site is broadly triangular in shape and relatively flat. It is a brownfield site having had a long industrial history with the Penallta Colliery operating on the site until the 1980's. The majority of the application site is currently used as a construction compound and storage area serving the residential development immediately to the south.

Cont....

Application No. 15/0675/FULL Continued

Development: Full planning permission is sought in respect of the remediation of the site and the development of 32 residential dwellings (Class C3 of the Use Classes Order 1987), 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.

The application is supported by a Planning Statement, Design and Access Statement, Economic Benefits Statement, Ecology Report, Tree Report, Transport Statement, Drainage Strategy and Technical Information Report prepared by AtebConsult in respect of site investigations carried out.

Amended plans have been submitted in respect of the site layout, which address issues raised by the authority in terms of the provision and protection of footpath links, and amenity. The amended site layout plan also includes the slight relocation of the bus gate. When the bus gate is in operation, only buses will be able to access the industrial estate off the roundabout.

Dimensions: The site amounts to 1.48 hectares. The site layout comprises 32 dwellings, of different house types, no more than two-storeys in height.

Schedule of house types:-

Letchworth - 12 x semi-detached, three bedroom dwelling with an internal floor area of 89.48 square metres.

Warwick - 4 x three bedroom detached dwelling with an internal floor area of 98 square metres.

Amberley - 2 x three bedroom detached dwelling with an internal floor area of 105 square metres.

Oxford - 8 x four bedroom detached dwelling with an internal floor area of 120.85 square metres.

Cambridge - 6 x four bedroom detached dwelling with an internal floor area of 128.41 square metres.

Materials:

External materials

Walls - rough cast render, brick, weather boarding features and timber.

Roofs - concrete tile roof.

Boundary walls - timber close board fence and gates, high brick screen walls, post and wire fence.

Windows - white upvc or white composite aluminium.

Doors - no details provided.

Cont....

Application No. 15/0675/FULL Continued

Ancillary development, e.g. parking: The site layout plan submitted with the application indicates on-plot parking provision in respect of each dwelling.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within the protected Penallta Extension, secondary employment site as identified by Policy EM1.11 of the LDP. The northern and eastern extents of the application site are subject to a SINC (NH3.52) and green wedge designation and therefore lie outside of the settlement boundary.

Policies:

Strategic Policies

SP2 (Development Strategy in the Northern Connections Corridor), SP6 (Place making), SP7 - Planning Obligations, SP8 (Minerals safeguarding), SP10 (Conservation and Natural Heritage), SP14 (Total housing requirements), SP21 (Parking Standards).

Countywide Policies

CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), CW6 (Trees Woodlands and Hedgerows Protection), CW11(Affordable Housing Obligation), CW13 (Use Class: Business and Industry), CW15 (General locational constraints) supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP4 - Trees and Development, LDP 5 - Parking standards, LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, 8th Edition, January 2016.

Cont....

Application No. 15/0675/FULL Continued

PPPW at paragraph 3.1.2

3.1.2 In line with the presumption in favour of sustainable development (see 4.2) applications for planning permission, or for the renewal of planning permission, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government and the UK Government. All applications should be considered in relation to up to date policies (see 2.7 and 4.2).

3.1.3 Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability (see 4.2).

3.1.5 The Local Planning Authority should have good reasons if it approves a development which is a departure from the approved or adopted development plan, or is contrary to the Welsh Government's stated planning policies, the advice of a statutory consultee or the written advice of its officers, and those reasons should be recorded in the Committee's minutes. Where planning permission is refused, the local planning authority must state clearly the reasons for the refusal.

TAN 1: Joint Housing Land Availability Studies (2015), TAN 2 - Planning and Affordable Housing (2006), TAN 5 - Nature Conservation and Planning (2009), TAN 11 - Noise (1997), TAN 12 - Design (2014), TAN 18 - Transport (2007).

There are also other policy related matters which require to be considered in respect to this submission. Such matters could constitute material considerations in respect to the determination of this proposal. They are:-

- The 5 year Housing Land Supply.
- The Annual Monitoring Report.
- The Local Development Plan Revision.
- The Community Infrastructure Levy (i.e. CIL).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes but those matters have been addressed by an adequate coal mining risk assessment.

Was an EIA required? No.

Cont....

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. The total floor area of the development is 3413.02 square metres. This is a mid-range viability area where the CIL charge is £25 per square metre, so the total in this case would be £85,325.50.

CONSULTATION

Senior Arboricultural Officer (Trees) - Requires a sufficiently clear and precise Tree Protection Plan which will graphically represent the exact location of the Tree Protection Barrier (TPP), and define where the site construction exclusion zones will be. The TPP should also include for the provision of a suitable site monitoring schedule to be overseen by a suitably qualified arboricultural consultant, who in turn will liaise directly with the Council's Arborist prior to the commencement of any site activities, in order to confirm that the necessary protection measures are in place prior to any site activity, as well as for the entire duration of this development if approved. This includes deliveries of equipment, materials or plant.

Strategic & Development Plans - Have no objection.

Senior Engineer (Land Drainage) - Requests a standard condition is attached to any consent in respect of land drainage and surface water drainage. He provides advice to be conveyed to the developer.

Outdoor Leisure Development Officer - If there is to be any Public Open Space to be incorporated into this phase of the development, it should be useable space that is well drained, has a good aspect and lend itself to easy maintenance. This phase of the development should have good connections to the new cycle track.

Head Of Public Services - The Authority does provide kerbside collections for refuse, recycling and green waste, with the onus on the Developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property. A suitable collection point large enough to accommodate plots 5 to 9, and 10 to 14, will need to be provided near the adopted highway, as our vehicles will not travel over unadopted highways/private driveways.

Transportation Engineering Manager - Has no objection to the development subject to conditions.

Police Architectural Liaison Officer - Has no objection to the development but would welcome the opportunity to assist the developers by providing advice and guidance in relation to the standards found in Secured By Design.

Application No. 15/0675/FULL Continued

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

Conservation & Design Officer - Has no objection to the principle of the development as set out in the detailed submission, nor to the density of development proposed, subject to suitable materials and finishes being submitted and agreed with the Local Planning Authority.

Minerals Officer - There is no objection on mineral safeguarding grounds. The Coal Safeguarding Area and the Sandstone Safeguarding Area extend only over the small area in the east of the site that is outside settlement limits.

Natural Resources Wales - Have no objection to the application. They offer advice to be conveyed to the developer in relation to the proposal in respect of surface water drainage; pollution prevention and waste management.

Rights Of Way Officer - Footpath 10 in the Community of Gelligaer crosses the site and must be protected and available at all times.

Head Of Public Protection - Requests conditions are attached to any consent to minimise the impact on the occupiers of the proposed residential dwellings in respect of noise emanating from the neighbouring industrial estate to include secondary double glazing in those plots adjacent to the estate and a solid acoustic barrier along the western boundary of the site. Standard contamination conditions are also requested together with site construction control measures.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 29 neighbouring properties have been consulted.

Response: Four letters have been received.

Summary of observations:

- Concern regarding ground levels between the existing site at Brambling Crescent and the proposed development, which will result in the loss of privacy and security.
- Noise and dust pollution as a result of construction works.

Cont....

Application No. 15/0675/FULL Continued

- Redrow have allegedly made promises to existing residents at the time of purchase that there would be a buffer zone of 8 - 10 metres between the existing houses at Brambling Crescent and the allocated employment site; the employment land boundary would be some 2 - 3 houses depth away from plot 24; also that the land subject of the planning application was not owned by Redrow but by the Caerphilly Council who would be building small factory units at least 10m away from the purchasers.
- Redrow promised no development to the rear of property at Brambling Crescent

SECTION 17 CRIME AND DISORDER ACT

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

The Police Architectural Liaison Officer has raised no objections.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The application site lies partially within the boundaries of Pottery Road Slopes Site Important for Nature Conservation (SINC) which supports a mix of broadleaved woodland, neutral grassland and flush vegetation. The woodland follows the course of the Nant Cylla Stream, which flows from the north to south through the SINC. The majority of the application site is currently used as a construction compound and storage area serving the residential development immediately to the south. However, a number of more valuable habitats are located along the northern and eastern boundary of the application site, namely woodland, scattered scrub, bracken, species-rich hedgerow and habitats with potential for enhancement such as species-poor semi-improved grassland, marshy grassland and scrub forming a buffer between the active construction site and the woodland.

The Ecological Appraisal submitted with the application was undertaken by a competent ecologist (The Environmental Dimension Partnership Ltd (EDP)) at an appropriate time of year (August 2015) and the methodology and findings of the survey report have been considered by this Council's Ecologist and considered satisfactory. In terms of protected species the site has the potential to support populations of foraging/commuting bats, nesting birds and reptiles. A proportion of the woodland within the SINC is additionally designated as Ancient Semi-Natural Woodland (ASNW) and this includes areas of woodland that are partially within and adjacent to the application site's northern and eastern boundary.

Cont...

The woodland, scrub and hedgerow habitats on site offer suitable opportunities for nesting birds whilst the semi-improved and marshy grassland habitats offer some foraging opportunities for a general assemblage of bird species. Trees along the northern and eastern boundary of the application site were assessed for their potential to support roosting bats. The trees were not of sufficient size and maturity to have developed suitable features such as rot holes, cracked limbs or decay. As such, all trees on site, particularly those that front the application site are considered to offer negligible bat roosting potential. Further woodland within proximity to the application site beyond Pottery Road offers potential to support roosting bats, however, this woodland is outside of the application site and will not be affected by the proposed development. The woodland edge along the northern and eastern extents of the application site provides suitable habitat for foraging and commuting bats. The application site provides suitable reptile habitat due to the mosaic of habitats between the earth bund and woodland to the north and east of the application site, with piles of rubble and areas of bracken and scattered scrub present within the narrow strip. It is therefore considered that the site has potential to support low numbers of reptiles including slow worm and grass snake. Badger, dormouse and great crested newt are not considered to be a constraint to the development.

The proposals include the retention of all trees apart from 23 immature and semi-mature specimens along the woodland edge in the north of the application site. The development footprint almost entirely occupies the construction compound and storage areas which are of negligible ecological value, whereas the more valued and established woodland along pottery road is to be retained. None of the trees that are to be removed are considered to offer suitable features for roosting bats. However, should a significant period of time (a year or more) lapse between consent and construction, then an update survey by a competent ecologist should be undertaken to re-assess the potential of the trees to support roosting bats and this may be addressed by attaching a condition to any consent. Areas of scattered scrub and semi-improved grassland in less favourable condition can be improved or restored for ecological enhancement within the habitat buffer in the east of the application site. The curtilages of the new properties will be defined by close board fencing to ensure that the woodland edge is not incorporated into the gardens or mismanaged in the future. While some of the tree loss along the edge of the woodland is anticipated, this largely relates to immature birch and willow which are not considered to form a valued constituent of the SINC designation or the ASNW designation. Compensation for tree loss will be delivered through a planting scheme, a habitat buffer and additional planting of trees and grassland will be included in the east and the north of the application site along the boundary with the retained woodland. This includes the planting of 300 trees including standards and whips and extensive wildflower grassland buffer planting will be sown in available areas up to the new and retained woodland edge.

Cont....

Application No. 15/0675/FULL Continued

To avoid damage/disturbance of the retained woodland during construction, it is recommended that Ecological Protection Zones (EPZs) with an appropriate buffer should be established during the construction phase. This may be controlled by condition. It is also recommended that measures to restore and enhance existing habitats, to ensure successful establishment of new habitats and to maintain the value of all ecological features in the long term are detailed with an Ecological Management Plan, which again may be addressed by attaching a condition to any consent.

Due to the above development being located next to excellent bat and bird foraging habitat and the South East Wales Biodiversity Records Centre (SEWBRc) planning data search showing that there are records for bats and house nesting birds within close proximity to the above property, it is considered appropriate to attach a condition to any consent requiring bird nesting and bat roosting provision within Plots 1 and 2.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. The total floor area of the development is 3413.02 square metres. This is a mid-range viability area where the CIL charge is £25 per square metre, so the total in this case would be £85,325.50.

ANALYSIS

Policies:

Policy CW13 of the adopted LDP (Use Class Restrictions - Business and Industry) does not explicitly list housing as a permissible use on secondary employment sites and, therefore, the proposal is contrary to policy. However, there are two factors that need also to be taken into account. Firstly, the County Borough does not presently possess a five year housing land supply, which forms a material consideration. Secondly, the Employment Sites Supply and Market Appraisal undertaken in 2014 comments that the site is constrained in terms of access by the Cwm Calon development immediately to the south, thereby rendering class B development impracticable. For this reason, it is not intended to retain the site as an employment allocation within the Replacement LDP.

Although the Replacement Plan has no weight in terms of the determination of planning applications until its adoption, the view that the site is no longer suitable for employment use should be taken into consideration. In contrast, the site lies immediately north of Cwm Calon and would represent a logical extension to this development. It is considered that this, along with the County Borough's position in terms of housing land supply, outweighs the need to protect the site in question for employment use and, therefore, the proposed development is considered acceptable in policy terms.

Cont....

Policies SP10 (Natural Heritage Protection) and CW4 (Natural Heritage Protection) apply in relation to those peripheral parts of the site subject to the SINC designation. Policy CW6 Trees, Woodland and Hedgerow Protection requires development proposals on sites containing trees and hedgerows to take effective measures to protect those features and to sensitively integrate them into the development to enhance the quality of the development scheme and also safeguard as far as practical the biodiversity and heritage resource. In this respect, the development should be designed in line with the guidance in LDP4 Trees and Development in order to ensure that trees on site are retained where possible and space safeguarded to allow both existing and newly planted trees to flourish and mature to their full potential to ensure long-term retention, while avoiding undue future pressure for felling or excessive pruning. All design elements should be arranged to ensure a good spatial relationship is achieved between new development and trees that are to be retained and planted as part of a landscape scheme. It is noted that a tree survey has been undertaken for the site. The application is supported by a Tree Report, Landscape Statement and Landscaping Plan. The removal of some trees and groups of trees of limited value will allow for the replanting of healthier specimens, and the enhancement of existing provision through the planting of an area of wildflower grassland. These reports together with the proposed landscaping plan have been considered by this Authority's Countryside Division who have raised no objection to the development subject to a condition requiring a Landscape Management Plan, tree protection measures and the appointment of a suitably qualified arborist to oversee works. The ecological implications relative to the proposed development of the site are discussed above.

Policy CW2 considers amenity. An objection has been raised regarding the loss of privacy and security as a result of the development being on higher ground. The plans submitted with the application indicate that the difference between the slab levels of the nearest existing property at Brambling Crescent and the proposed development will be around 55cms. The applicant has also submitted amended plans which demonstrate that a distance of 21m is achieved between the existing dwellings on Brambling Crescent and the proposed dwellings. In this respect, it is not considered the development would significantly impact upon the privacy or amenity of the occupiers of neighbouring properties. The development is considered to be acceptable in terms of scale, appearance, site layout and landscaping and will not have an adverse impact upon the character or visual amenity of the surrounding area.

Cont....

Application No. 15/0675/FULL Continued

The Head of Public Protection has reviewed the Noise Assessment (Ref: 3867/ENS1_Rev1) submitted with the application and recommends conditions are attached to any consent to minimise the impact on the occupants of the proposed residential dwellings in respect of noise emanating from the industrial estate to include secondary glazing systems in all bedrooms of plots 1, 2, 3, 7, 8, 9, 31 and 32 and details of a continuous acoustic barrier to be constructed along the Western boundary of the application site. A condition is also considered appropriate in terms of site control measures.

Policy CW3 Design Considerations Highways requires development proposals to have regard for the safe, effective and efficient use of the transportation network. The car parking standards that are required to be met are set out in supplementary planning guidance LDP5 Car Parking Standards. A Transport Statement has been submitted with the application which has been assessed by the Transportation Engineering Manager who has raised no objection to the development subject to conditions requiring full engineering details of the roads, and parking provision.

Policy CW11 Affordable Housing Obligations seeks appropriate levels of affordable housing in order to meet an identified housing need within the area. This site lies within the NCC and as such 25% of the units on the site should be provided in line with the requirements of the policy. However, the applicant has submitted a viability assessment using the Three Dragons Toolkit, which concludes the site is not viable if affordable housing were required. This assessment has been scrutinised by this Authority who agree the development of the site would not be viable if affordable housing were required.

Comments from Consultees: There have been no objections from consultees subject to appropriate conditions being attached to any consent.

Comments from public: The objections raised by the general public are as follows: -

- Concern regarding ground levels between the existing site at Brambling Crescent and the proposed development, which will result in the loss of privacy and security. This matter has been addressed above.
- Noise and dust pollution as a result of construction works. A condition may be attached to any consent requiring construction control measures during development.

Cont....

Application No. 15/0675/FULL Continued

- Redrow have allegedly made promises to existing residents at the time of purchase that there would be a buffer zone of 8 - 10 metres between the existing houses at Brambling Crescent and the allocated employment site; the employment land boundary would be some 2 - 3 houses depth away from plot 24; also that the land subject of the planning application was not owned by Redrow but by the Caerphilly Council who would be building small factory units at least 10m away from the purchasers. The Council do not own the land subject of the planning application and any promises made between individual purchasers and Redrow are a private matter. The submitted plans indicate a buffer strip to the rear of Brambling Crescent and to the south of the application site. This aspect of the development was considered necessary if the land were to be developed for industry in line with the employment allocation in the LDP and in order to protect the amenity of neighbouring residential properties. However, this application is seeking residential development and notwithstanding the submitted plans indicate a landscape buffer, this is not a requirement of the Local Planning Authority because the use of the application site for residential use is compatible with the neighbouring existing residential land use. The developer has advised that the landscape buffer is to be conveyed to the individual house owners and as such this is a private matter between Redrow and the prospective purchasers.
- Redrow promised no development to the rear of property at Brambling Crescent. The site has been allocated for employment use in the LDP, since it was adopted in 2010. This Authority cannot comment on any statements made by Redrow to residents.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 15/0675/FULL Continued

- 02) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 03) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.
- 05) 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.
- 06) Prior to the commencement of works associated with the development Ecological Protection Zones shall be submitted to the Local Planning Authority for approval. These shall include establishing an appropriate buffer during the construction phase to prevent damage and disturbance of the retained woodland and other habitats during the construction works. The approved zones shall be strictly complied with.
REASON: To ensure proper measures are taken to safeguard protected habitats.

Cont...

- 07) Prior to the commencement of works associated with the development an Ecological Management Plan 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 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The management proposals should also be included, along with timing of management, management requirements for restoration and enhancement, 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 Governments Planning Policy Wales TAN 5 Nature Conservation and Planning.
- 08) Prior to the commencement of any development and the removal of any vegetation on site the 'Reptile Method Statement' within Section 5 of the Ecological Appraisal Report dated August 2015 (EDP) shall be strictly complied with.
REASON: To ensure adequate protection for protected species.
- 09) The development hereby approved shall be carried out fully in accordance with the recommendations made in Section 5 of the Ecological Appraisal Report dated August 2015, prepared by EDP. The development shall be undertaken fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure adequate protection for protected species and habitats.
- 10) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new development at Cwm Calon, Penallta shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.

Cont....

Application No. 15/0675/FULL Continued

- 11) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the new development at Cwm Calon, Penallta, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new development hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

- 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) No development shall commence until details of a scheme for the disposal of surface water and land drainage flows from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.
REASON: To ensure the development is served by an appropriate means of drainage.

- 14) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

Cont....

- 15) No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
- REASON: In the interests of residential amenity.
- 16) The details required in Condition 15) above shall include an Arboricultural Method Statement (AMS) which shall detail fully the implementation of the Tree Protection Plan and include all site instructions or prohibitions necessary to the success of the Tree Protection Plan, and shall include a programme for arboricultural supervision and monitoring, and a programme for any pre-development access facilitation works and the requirements for any contractors engaged to provide such services. This plan shall be agreed in writing with the Local Planning Authority and thereafter all works shall be undertaken in accordance with these agreed details.
- REASON: To protect the trees on site during construction works.
- 17) Prior to the commencement of works associated with the development hereby approved, a landscaping and management scheme shall be submitted and approved in writing by the Local Planning Authority. Areas identified for native hedgerows, woodland or wild flower planting shall include a mix of approved species of which at least 75% shall be of local provenance. 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 TAN 5 Nature Conservation and Planning.

Cont....

Application No. 15/0675/FULL Continued

- 18) Prior to commencement of development hereby approved, details of a scheme shall be submitted to and approved in writing by the Local Planning Authority to include secondary glazing systems in all bedrooms of residential units situated on plots 01, 02, 03, 07, 08, 09, 31 & 32 (as stipulated in the Cwm Calon planning layout diagram DRG Number:7895 -PL01) to achieve an internal Lmax level of 45 dB(A). Development shall be carried out in accordance with the approved details before the first occupation of the dwellings hereby approved.
REASON: In the interests of residential amenity.
- 19) Prior to commencement of development details of a scheme shall be submitted to and approved in writing by the Local Planning Authority to include the design of a solid, continuous acoustic barrier to be constructed along the Western boundary of the application site. The scheme shall detail the decibel reduction capability of the acoustic barrier and how that will impact upon both internal and external noise levels at the proposed dwellings. The development shall be carried out in accordance with the agreed details and completed prior to the occupation of the dwellings at plots referred to in Condition 18.
REASON: In the interest of residential amenity.
- 20) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 21) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 22) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

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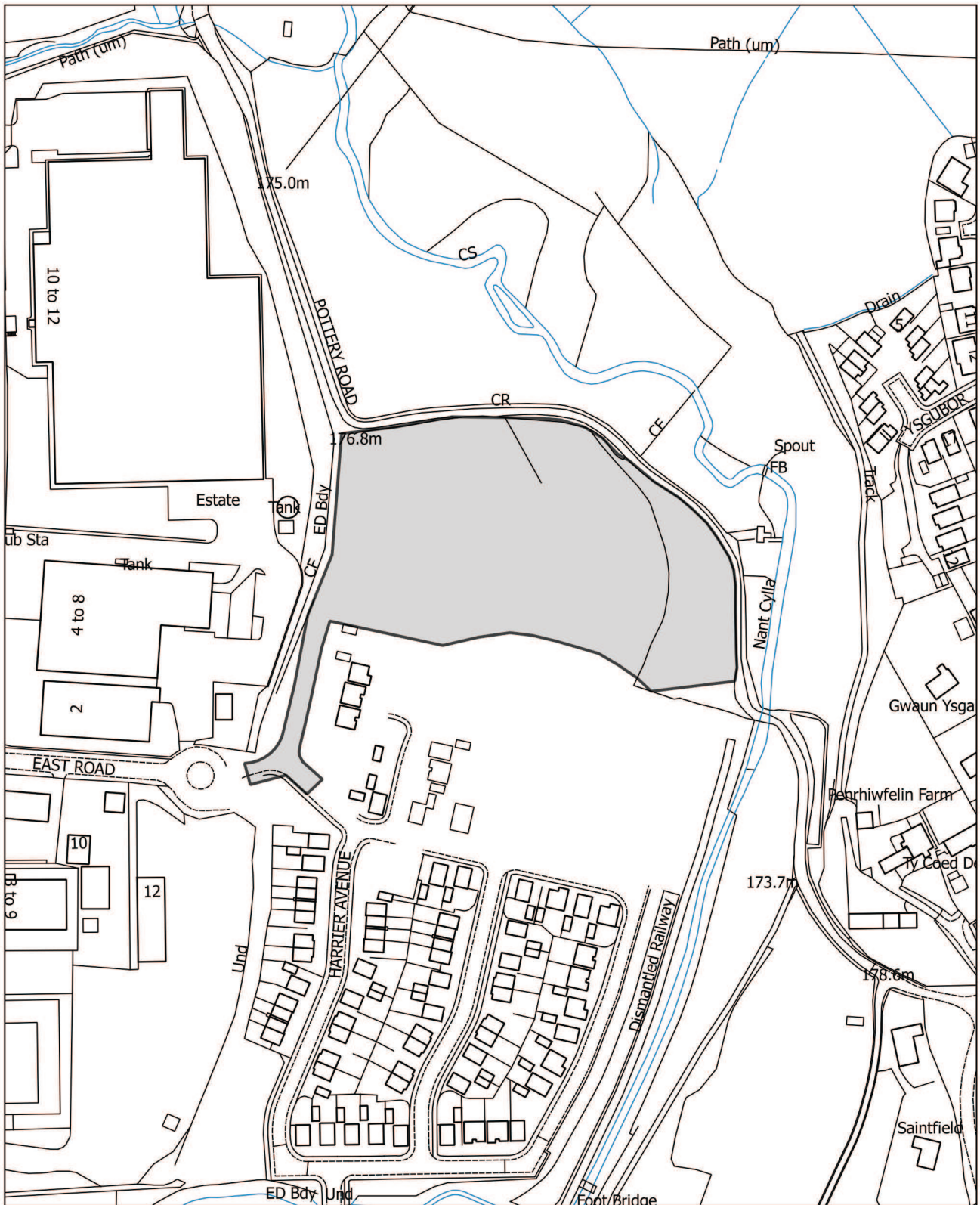
Application No. 15/0675/FULL Continued

- 23) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
drwg no's 7895-PLO1 Revision E; 881.01 Revision B; TUE91148A/EL DD 002/6 engineering details and drainage layout; 7895-PL02 Revision C materials layout; 7895-PL03 Revision B Boundary treatments; 7895 -PLo5 Revision A, site location plan; The Oxford, EF Series Render (A1), EF Series Brick (B1, The Letchworth EF Series Render (A1), EF Series, The Cambridge EF Series Render (A1), EF Series Brick (B1) all received 14.1.16; TUE91148A/EL PL 002; The Warwick WF Series Brick (B1), WF Series Render (A1); WF Series Brick (B2), WF Series Render (A2), The Amberley WF Series Brick (B1), WF Series Render (A1), (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP10, CW2 and CW3.

The applicant is advised of the comments of this Council's Ecologist, Heddlu Gwent Police, Natural Resources Wales, Public Rights of Way, Senior Engineer (Land Drainage), Wales and West Utilities and Head of Public Services.



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0310/COU 14.05.2015	Mr C Wright 17 Glyn Derwen Llanbradach Caerphilly CF83 3PQ	Change the use of derelict land to garden use including the filling to new levels and boundary enclosures Land To The Rear Of 13 - 17 Glyn Derwen Llanbradach Caerphilly

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Land to the rear of 13-17 Glyn Derwen, Llanbradach.

Site description: An irregular but broadly rectangular parcel of overgrown grass/scrub land to the east of dwellings fronting Glyn Derwen which is a residential street in the Cwm Las Estate, Llanbradach. To the west of the site is a pedestrian path with a flood defence bund and the River Rhydney beyond. To the south are new build residential properties. North and west of the site are existing residential properties within Glyn Derwen.

Development: Change of use of land to garden use including the filling to new levels, and boundary enclosures. The submitted details indicate that the land will be raised by varying amounts typically between 1.5m to 2.5m and it is estimated that approximately 594 cubic metres of fill material will be required to raise the ground to the proposed levels.

Dimensions: The area sought for change of use to residential gardens is broadly 65 metres long and 12 metres wide although it tapers at the northern end. A separate small strip is included to the southern side of number 17 Glyn Derwen which is approximately 21m by 2.5m.

PLANNING HISTORY

14/0445/COU - Change the use from empty land to garden - Refused 06.02.15.

POLICY

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

Cont....

Application No. 15/0310/COU Continued

Site Allocation: The site lies adjacent to but outside the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making), TM1.8 (Tourism Proposals).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design and TAN 15 Development and Flood Risk.

ENVIRONMENTAL IMPACT ASSESSMENT

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

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 - Offers no objections, but queries footway at site frontage and boundary treatments.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - Requests condition requiring full drainage details.

Minerals Officer - The application relates to the infilling of a relatively small area of land to provide additional garden space for 13 -17 Glyn Derwen. No new permanent built development is proposed. On that basis there is no objection on mineral safeguarding grounds.

Natural Resources Wales - Initially objected to the application on the basis that the submitted Flood Consequences Assessment was inadequate. Following the consideration of an amended Flood Consequences Assessment they removed their objection to the scheme subject to the imposition of a condition.

ADVERTISEMENT

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

Cont....

Application No. 15/0310/COU Continued

Response: No response to original consultation. At the date of writing this report the consultation period has yet to elapse on the re-advertisement and any representations received will be reported to Members at Planning Committee.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
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? No.

ANALYSIS

Policies:

The main considerations in the application are in relation to the flood risk, the impact of the development on the amenity of the area and fact the land is located adjacent to but outside of the defined settlement boundary.

The land in question was subject to a previous planning application (14/0445/COU) which sought to change the use of the land to residential garden curtilage. That application was refused for three reasons which can be summarised as:-

- The absence of a Flood Consequence Assessment leading to insufficient information to assess the proposal for the purposes of Policy CW2.
- Have a negative impact on the open characteristic of the area and the visual amenity of the area contrary to Policy CW2.
- Encroachment into the countryside for residential purposes contrary to policies SP5 and CW15.

Cont....

Application No. 15/0310/COU Continued

The current application was submitted with a Flood Consequence Assessment (FCA) and in their initial consultation response Natural Resources Wales objected to the application on the basis that the FCA was inadequate. The applicant subsequently revised the FCA following guidance from Natural Resources Wales and submitted an updated FCA. Having considered the updated document Natural Resources Wales provided a further consultation response removing their objection to the application. Natural Resources Wales are content that with a condition to ensure that the developer adheres to the recommendations within the FCA the application can be approved. It is noted that in relation to TAN 15 and assessment of flooding that the development relates to an expansion of garden land within Flood Zone C1 for purposes ancillary to the enjoyment of existing dwellings rather than new residential development. The land is to be raised above the existing river defence bund height and access to the properties is via existing residential estate roads allowing for unaltered emergency access. The nearby properties approved under application 13/0865/FULL were subject to separate assessment and have similar garden areas. It is considered that with conditions the development has an acceptable impact on flood risk.

The two other reasons for refusal in the previous application relate to the encroachment into the countryside and the negative impact on the open characteristic of the area and the visual amenity of the area. In considering the current application regard has been had to the nearby residential development approved and constructed under application 13/0865/FULL. This permission was for three detached houses on land to the south of the current application site with the new dwellings fronting Glyn Derwen. These newly constructed properties have rear gardens which extend a similar distance to the area proposed to form part of the extended curtilages under the current application. The rear boundary treatments of the newly constructed dwellings are formed of a close boarded timber fence (circa 1.8m high) either fixed onto the top of retaining walls or on land raised with battered slopes to the rear boundary. The proposed fence line for the extended gardens within the current application would have a similar boundary line to the adjacent dwellings' rear curtilage boundaries and therefore it is considered that the visual impact would be similar to those neighbouring boundary treatments. It is considered that the previous reason for refusal, which was based on negative impact on the open characteristic of the area and visual amenity, could not be justified given the similarities to the recently constructed neighbouring development.

The encroachment into the countryside outside of the settlement boundary has been considered however it is noted that this would be a relatively minor form of development on land immediately adjacent to the settlement boundary. It would constitute an expansion of garden land to existing residential properties rather than a new residential use. In this context and noting the aforementioned new development which has substantially similar curtilages, located in close proximity to the site it is considered that the proposed extension to the garden curtilages is acceptable.

Cont....

Application No. 15/0310/COU Continued

The land to the east of the site is designated as a tourism proposal under policy TM1.8 (Rhymney Riverside Walk), it is noted that the pedestrian access route itself will be unaffected by the proposed garden extensions and the visual impact on the pedestrian link is considered to be low given the relatively short boundary with the path and will not have a material impact on the overall tourism route.

The proposed site plan also indicates that a missing length of the public footway will be reinstated as part of the development which accords with the Highway Authority's consultation response and boundary treatments have been amended to remove fencing at the site frontage onto Glyn Derwen which could have impacted on visibility and the front garden area. It is considered that the development is acceptable and is recommended for approval accordingly.

Comments from consultees:

The Senior Engineer (Land Drainage) requested a condition in relation to drainage details however this is not considered necessary as the submitted Flood Consequence Assessment indicates that since the gardens will have soft landscaping and no positive surface water drainage measures are provided and surface water run-off will infiltrate directly to the ground. It is however considered appropriate to restrict permitted development rights for outbuildings on the newly extended portion of gardens to all for consideration of impact on drainage/flood risk.

The Council's Ecologist has offered no objections to the development subject to the imposition of an informative note in relation to nesting birds.

Conditions have been recommended to control the type of material being introduced to the site, and to control dust.

Comments from public: None.

Other material considerations: The red line boundary submitted with the application contained an area larger than the applicant had indicated was required for the gardens, a condition has therefore been imposed on the permission clarifying that the change of use is restricted to the area indicated as garden curtilage on the layout plan.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 15/0310/COU Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The land hereby approved for change of use to garden land is restricted to that land to the east and south of the residential properties 13-17 Glyn Derwen as defined by the green diagonal lined area shown on Inspire Design drawing no. AD03A and appearing on the drawing key with the title "Enclosed Land subject to residential change of use."
REASON: To define the scope of the permission.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 04) Before any materials that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority, The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 05) No garden area approved by this permission shall be brought into beneficial use until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.

Cont....

Application No. 15/0310/COU Continued

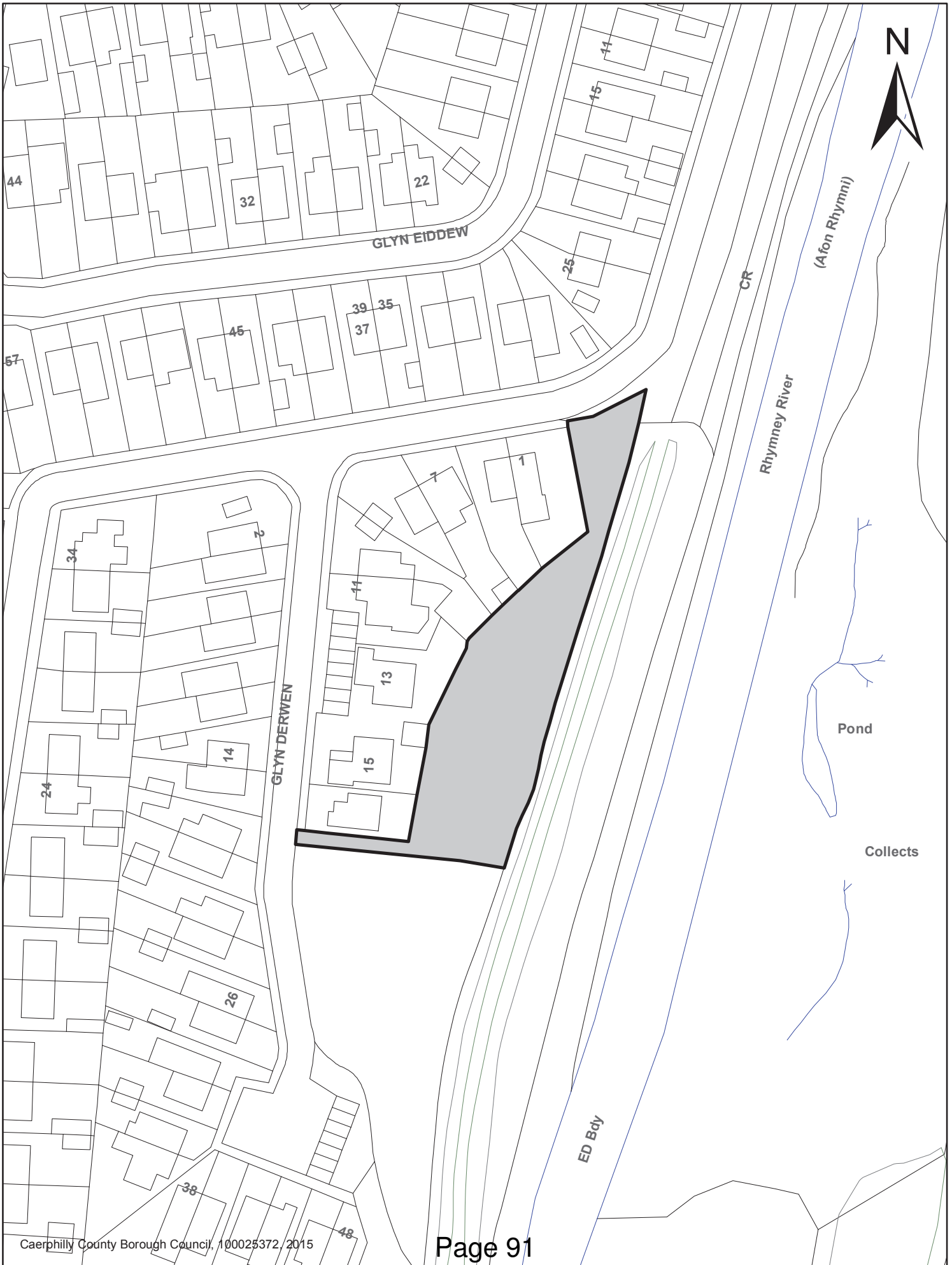
- 06) The development permitted shall be carried out in accordance with the Flood Consequences Assessment (FCA) produced by JDL Consultants Limited, dated 15th July 2015, and the following measure detailed within the FCA:-
- Garden levels must be set at 80 m AOD (Section 3 of the FCA);
- There must be no encroachment within 7 metres of the existing landward toe of Natural Resources Wales flood alleviation scheme (Section 3 of the FCA).
REASON: To reduce the risk of flooding to the proposed development and future users, and to retain access for maintenance purposes/improvements to the scheme and maintain a flood conveyance route behind the defences.
- 07) Prior to the garden areas defined by Condition 02 being brought into beneficial use the new footpath section to the west of number 17 Glyn Derwen, Llanbradach shall be surfaced in accordance with details to have been first agreed in writing with the Local Planning Authority.
REASON: To provide an acceptable finish to the development.
- 08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed on the area as defined within Condition 02 of this permission without the approval of the Local Planning Authority.
REASON: To enable consideration of the effect on flood risk and provision if required of suitable mitigation measures.
- 09) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-
- Site Location Plan, Inspire Design drawing AD01;
- Proposed Garden Extensions drawing AD03A; (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.
- 10) Prior to the importation of any materials to the site a scheme for the control of dust shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.
REASON: In the interests of residential amenity.

Cont....

Application No. 15/15/0310/COU Continued

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission:
CW2, CW3, CW15, SP5 & SP6.



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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0740/FULL 15.12.2015	Mr D Thomas 78 Brynmynach Avenue Tredomen Hengoed CF82 7BY	Replace ranch style timber fence with close-boarded timber fence 78 Brynmynach Avenue Tredomen Hengoed CF82 7BY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is situated on the eastern side of Brynmynach Avenue.

House type: The application relates to a portion of the lane to the rear of the dwelling at 78 Brynmynach Avenue. The host dwelling is a semi-detached split level dwelling that is single storey to the front and two-storey to the rear. The rear garden of the dwelling slopes down from the rear of the house to the lane. The rear lane is also in the ownership of the owners of the dwellings in Brynmynach Avenue up to the boundary with the former railway land on the eastern side of the lane. Whilst the lane is in the ownership of the property owners in Brynmynach Avenue it is public highway and as such it is separated from the rear of the dwellings by various boundary treatments.

Development: The application seeks full planning consent for the erection of a fence on the boundary of the lane with the former railway land on the eastern side of the lane. It is stated that the fence will replace an existing fence on the boundary of the applicant's land ownership with a 2m high close boarded fence. However, the fence that is referred to is no longer in place.

Dimensions: The fence is 2m high and 13 long.

Materials: Close boarded timber.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

13/0847/FULL - Erect a private motor vehicle garage - Granted 04.02.14.

Cont....

Application No. 15/0740/FULL Continued

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 5 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on boundary treatments.

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

CONSULTATION

Transportation Engineering Manager - Cannot comment on the application until such time as a more detailed plan of the exact location of the fence is provided in order to assess whether or not it does encroach onto the highway.

ADVERTISEMENT

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

Response: One letter of objection and two letters of support were received.

Cont....

Application No. 15/0740/FULL Continued

Summary of observations: The objections are summarised as follows:-

1. There is no existing fence, the previous ranch style fence was removed by the objector under the supervision of the Police.
2. The fence will obstruct access to the objector's land.
3. The fence would be on the highway.

The letters of support are summarised as follows:-

1. The fence will screen an area that is becoming a dumping ground.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are whether the fence would have a detrimental impact on visual amenity or highway safety and whether it would prejudice the development of the adjacent land to the east.

With regard to the first point it is considered that a close boarded timber fence in this location would be in keeping with other boundary treatments and as such it is acceptable in design terms. In respect of highway safety it is noted that the fence would be on the public highway but it is not considered that this would pose dangers to highway safety as the fence is on the very limit of the highway and it would not affect visibility or obstruct an existing access.

Cont....

Application No. 15/0740/FULL Continued

Planning permission (reference number 14/0807/FULL) was granted in 2015 for three houses on the land to the east of the proposed fence. With regard to that development it is accepted that the proposed fence would obstruct the access to one of the proposed parking spaces on the new site. However, it would not completely block access to the site, which could be developed in an alternative manner. In that regard it is not felt that granting consent for the fence would unduly prejudice the development of the adjacent site.

In conclusion it is considered that the proposal is acceptable in planning terms and that planning consent should be granted subject to conditions.

Comments from consultees: The Transportation Engineering Manager has stated that he cannot comment on the application until such time as a more detailed plan of the exact location of the fence is provided in order to assess whether or not it does indeed encroach onto the highway. However, in planning terms it is considered that this is not required prior to the determination of the application and that a condition could be attached to any consent granted requiring the submission of amended details. Also, if the fence is within the highway, action can be taken under highways legislation to secure its removal if necessary.

Comments from public: The objections are addressed as follows:-

1. It is acknowledged that at present there is no existing fence at this location. This has no bearing on whether the proposed fence is acceptable in planning terms.
2. Whilst the fence would obstruct access on to the adjacent land this would be a private legal matter.
3. With regard to the encroachment onto the rear lane it should be noted that whilst it is a material planning consideration in this case it would not obstruct or cause safety problems on the highway. Whilst this Council is the Local Highway Authority it would still fall for the Highways Department to take action under their legislation.

With regard to the letter of support it is noted that the fence may help to screen the site, but should the site be considered to be an eyesore then action could be taken under planning legislation. As such this would not in itself be a justification for approval of the application.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

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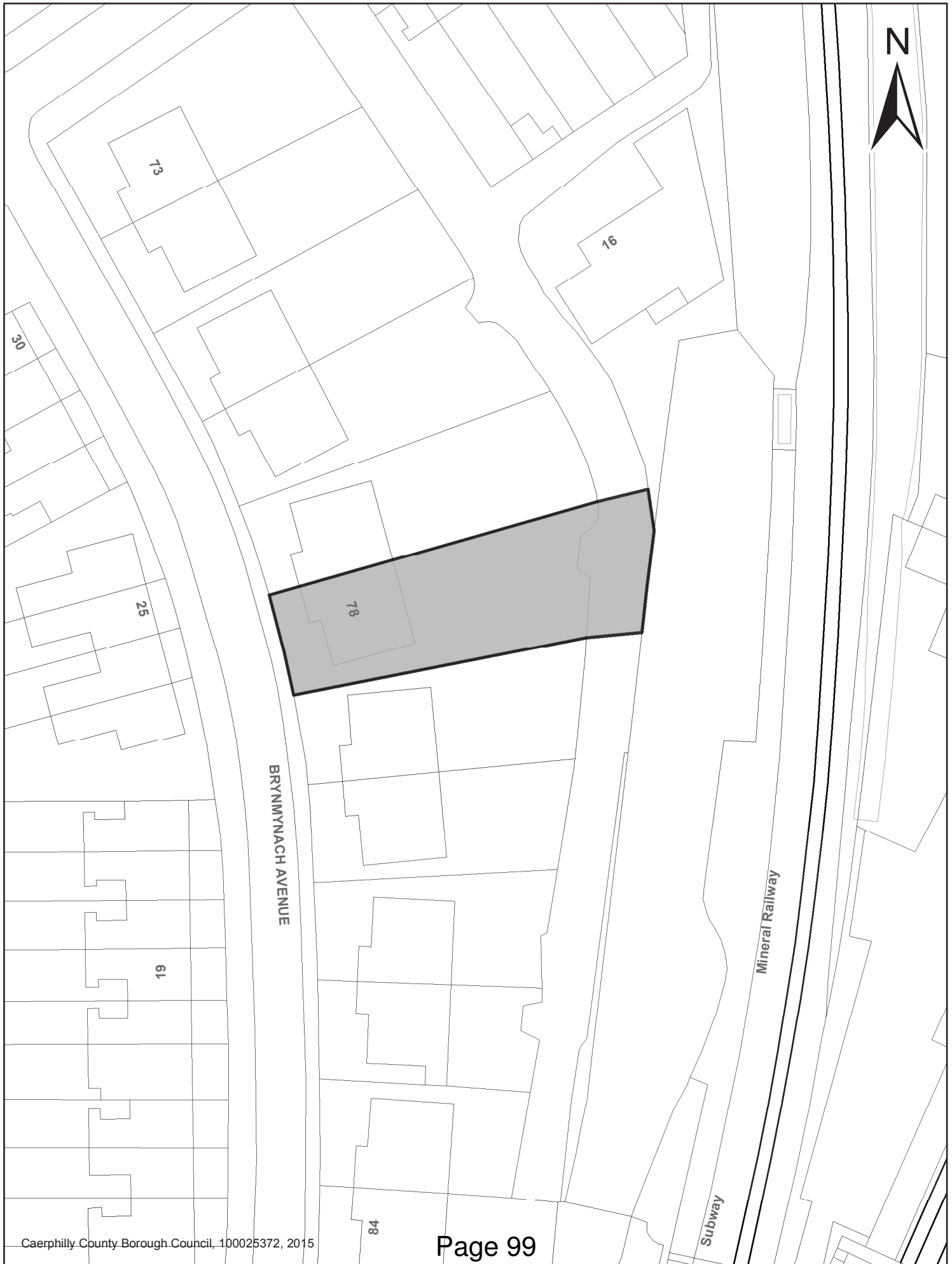
This permission is subject to the following condition(s)-

- 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) Notwithstanding the submitted plans, revised details of the precise location of the proposed fence shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.
REASON: For the avoidance of doubt as to the extent of the permission hereby granted.

Advisory Note(s)

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

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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
14/0560/RET 22.08.2014	Mr R Cullinane 14 Cwm Darran Place Deri Bargoed CF81 9GA	Retain the extension of the domestic curtilage and the erection of a changing room and hot tub 14 Cwm Darran Place Deri Bargoed CF81 9GA	Granted 17.12.2015
15/0515/COU 23.07.2015	Ms B Hoskins Maes Y Pandy Manor Parc Bedwas Caerphilly CF83 8HQ	Convert existing redundant open sided barn building and lean-to stable into a one bedroom dwelling Gwaun-y-bara Barn Pentwynwyn Road Rudry Caerphilly	Granted 17.12.2015
15/0565/NMA 02.09.2015	Halo Developments Ltd High Street Blackwood NP12 1BA	Seek approval of a non-material amendment to planning consent 08/1131/FULL (Erect new dormer bungalow dwelling) to amend proposed attached garage into ancillary living accommodation and to revise the location of the access drive and associated car parking Land Rear Of 1 Syr Dafydd Avenue Oakdale Blackwood NP12 0LA	Granted 17.12.2015
15/0852/FULL 21.09.2015	Mrs J McDermot Hill View Poultry - Caerllwyn Farm Bryncoed Terrace To Cefn-Llwyd Farm Abertridwr Caerphilly CF83 4FG	Erect an extension to the existing agricultural building Hill View Poultry - Caerllwyn Farm Bryncoed Terrace To Cefn-Llwyd Farm Abertridwr Caerphilly	Granted 17.12.2015
15/1065/FULL 09.10.2015	Mr A Sexton 14 Dan-Y-Deri Bedwas Caerphilly CF83 8HR	Demolish existing attached garage to side of property and construct a two-storey extension to provide enlarged living room and bedroom 14 Dan-Y-Deri Bedwas Caerphilly CF83 8HR	Granted 17.12.2015

15/0634/FULL 12.10.2015	Mr M Fisher 47 Britannia Terrace Britannia Blackwood NP12 3TG	Erect conservatory to rear of property 47 Britannia Terrace Britannia Blackwood NP12 3TG	Granted 17.12.2015
15/1073/FULL 15.10.2015	Mr M Pitman 12 Heol Cwm Ifor Penyrheol Caerphilly CF83 2EU	Erect a two-storey extension to the side of the house consisting of a garage on the ground floor and a bedroom on the first floor to replace the existing garage 12 Heol Cwm Ifor Penyrheol Caerphilly CF83 2EU	Granted 17.12.2015
15/1077/NCC 19.10.2015	Mr M Evans Pen-Yr-Heol-Las Farm Manmoel Blackwood NP12 0RQ	Vary condition 01 of Planning Consent 10/0810/OUT (Change the use/convert barn to a dwelling together with associated access and car parking) to extend the period of time within which development can commence by a further five years Ysguborneydd Farm Pen-Yr-Heol-Las Farm Lane Manmoel Blackwood	Granted 17.12.2015
15/1085/COND 22.10.2015	Aldi Stores Ltd C/o Turley Mr H Jones 18 Windsor Place Cardiff CF10 3BY	Discharge conditions 10 (biodiversity landscaping scheme), 11 (reptile habitat), 15 (bat roost provision as biodiversity enhancement) and 16 (nesting birds) on planning consent 14/0195/FULL Units 12 & 13 Gallagher Retail Park Parc Pontypandy Caerphilly	Decided - Discharge of Conditions 17.12.2015
15/1087/FULL 23.10.2015	HSBC Bank Plc 1 Canada Square London	Erect a 2.40m high steel palisade fence at the base of an existing steel fire escape, to enhance security at the rear of the Branch HSBC 91-93 High Street Blackwood NP12 1PN	Granted 17.12.2015
15/0682/COND 27.10.2015	Mrs S Higgins 16B Snowden Close Risca Newport NP11 6JF	Discharge condition 2 (screen fencing and obscure glazing) of planning consent 11/0021/FULL (Erect single-storey rear conservatory) 16B Snowdon Close Risca Newport NP11 6JF	Decided - Discharge of Conditions 17.12.2015

15/0686/ADV 28.10.2015	Mr J Saravanauthu 8 Commercial Street Ystrad Mynach Hengoed CF82 7DX	Erect illuminated fascia sign 8 Commercial Street Ystrad Mynach Hengoed CF82 7DX	Granted 17.12.2015
15/0692/NMA 28.10.2015	Mr B Morgan SunCredit Ltd C/o Alder King Planning Consultants Mr M Cullen Pembroke House 15 Pembroke Road Clifton Bristol BS8 3BA	Seek approval of a non- material amendment to planning consent 15/0512/FULL (Construct a solar photovoltaic park with associated PV equipment and cable route) to make minor changes to the approved layout Drawing No. ZS004-CRUMLIN- 02_D Pant-Ysgawen Farm Pant- Ysgawen Farm Lane Newbridge Newport	Granted 17.12.2015
15/0702/COU 03.11.2015	Honeycomb Hair Design Limited Miss B England 14 Stanley Street Blackwood NP12 1PT	Change the use to a hair salon 26 Van Road Caerphilly CF83 1LB	Granted 17.12.2015
15/0745/NMA 20.11.2015	Mr D John Coed Y Brain Farm Commin Road Aberbargoed Bargoed CF81 9EB	Seek approval of a non- material amendment to planning consent 12/0759/COU (Convert barn into a four- bedroom domestic dwelling) to reposition a stone wall to cover an existing small slot type window Coed Y Brain Barn Commin Road Aberbargoed Bargoed	Granted 17.12.2015
15/1061/RET 07.10.2015	We Buy Any Car Ltd Pennine House Zebra Court White Moss View Middleton Manchester M24 1UN	Retain the kiosk erected as a sales office Asda Stores Ltd Heol Pontygwindy Caerphilly CF83 3SX	Granted 18.12.2015
15/0701/COND 02.11.2015	Mr M Powell 12 Upper Glyn Gwyn Street Trethomas Caerphilly CF83 8FZ	Discharge condition 14 (treatment of Japanese knotweed) of planning consent 13/0219/NCC Land South Of Alma Cottages Bedwas Caerphilly	Decided - Discharge of Conditions 18.12.2015

15/1106/COND 03.11.2015	Mr B Price 63 Bailey Street Deri Bargoed CF81 9HU	Discharge conditions 2 (off street parking), 3 (parking area), 4 (parking area materials), 5 (rainwater run-off), 6 (drainage), 7 (contamination - soil import testing), 8 (boundary treatment), 9 (slab levels), 10 (approved plan), 11 (provision of bat roosts) and 12 (provision of nesting sites for bird species) of planning consent 15/0549/FULL Land Adjacent To 64 Bailey Street Deri Bargoed CF81 9HU	Decided - Discharge of Conditions 18.12.2015
15/0706/RET 04.11.2015	Mr J H Carey 54 Beaumaris Way Cefn Fforest Blackwood NP12 1DE	Retain a granite patio and 1.8m screening 54 Beaumaris Way Cefn Fforest Blackwood NP12 1DE	Granted 18.12.2015
15/0707/COU 04.11.2015	Mr D Barrett Bryn Glas 256 Pontygwindy Road Caerphilly CF83 3HY	Convert a detached garage to a one bedroom granny annexe Bryn Glas 256 Pontygwindy Road Caerphilly CF83 3HY	Refused 18.12.2015
15/1068/FULL 12.10.2015	Mr & Mrs Watts 3 Starbuck Street Rudry Caerphilly CF83 3DP	Erect single-storey rear extension 3 Starbuck Street Rudry Caerphilly CF83 3DP	Granted 21.12.2015
15/0638/FULL 14.10.2015	Mr M Parker Old Bakery Rear Of 53 Shingrig Road Nelson Treharris CF46 6DY	Erect a single-storey rear extension, reduce width of existing bungalow, replace main roof structures to create accommodation at first floor level and provide a rear dormer construction and gable wall construction 13 Lon Isaf Caerphilly CF83 1BT	Refused 21.12.2015
15/1091/FULL 26.10.2015	Mr D Reynolds 9 Rifleman Street Risca Newport NP11 6FD	Erect first floor extension to rear of property 9 Rifleman Street Risca Newport NP11 6FD	Granted 21.12.2015

15/1097/FULL 29.10.2015	Mr & Mrs M Carthew 56 Bryn Lane Pontllanfraith Blackwood NP12 2PQ	Erect a single-storey rear extension 11 Highfield Road Pontllanfraith Blackwood NP12 2EA	Granted 21.12.2015
15/1101/FULL 30.10.2015	Enterprise Autos Ltd Mr M Griffiths Newbridge By-Pass Crumlin Newport NP11 4QJ	Enlarge conservatory to form kitchen extension White Oaks Woodland Drive Newbridge Newport	Granted 21.12.2015
15/0698/FULL 02.11.2015	Mr T Vitolo Woodside Lodge Rudry Caerphilly CF83 3DF	Erect first floor extension 41 Van Road Caerphilly CF83 1JZ	Granted 21.12.2015
15/0499/FULL 13.07.2015	Mr G Davies Unit 2A Trenant Industrial Estate Wadebridge PL27 6HB	Erect a single wind turbine of max 77m to tip, along with associated infrastructure including an access track and electrical housing Castell Llwyd Farm Heol Las Nelson Treharris	Granted 22.12.2015
15/0597/FULL 03.08.2015	Mr R Evans Pen-yr-heol Farm Commin Road Hollybush Blackwood	Install a single medium scale turbine measuring 50m to hub and 77.9m to blade tip with associated infrastructure and access Pen-yr-heol Farm Commin Road Hollybush Blackwood	Granted 22.12.2015
15/0619/RM 05.08.2015	Emtrek Limited 1 St Christophers Close Church Street Bedwas Caerphilly CF83 1BW	Construct 14 No. two bedroom apartments Gledyr Bungalow - Selway Gardens Nantgarw Road Caerphilly CF83 1BW	Granted 22.12.2015

15/0531/FULL 06.08.2015	Biffa Waste Services Mr M Harty Rixton Old Hall Manchester Road Rixton Warrington WA3 6EW	Construct a multipurpose waste treatment centre and remediation pad comprising an impermeable pad and ancillary facilities comprising office/welfare accommodation, car parking, process water storage tanks (within a bunded enclosure), biofilter, air/water separators with attendant process equipment (blowers, pumps etc, housed within a metal container), and fuel storage (again bunded) and two surface water lagoons Biffa Waste Services Ltd Trecatti Landfill Site Fochriw Road Pant-y-waun	Granted 22.12.2015
15/1059/LA 07.10.2015	Caerphilly County Borough Council Building Consultancy Mr J G Jones Unit 1 Woodfieldside Business Park Pontllanfraith Blackwood NP12 2DG	Change the use of bungalow (formerly Caretaker's residence) to provide Flying Start facilities for Parenting Programmes and for use as a staff office base School Bungalow Forest Hill Pontllanfraith Blackwood	Granted 22.12.2015
15/0689/FULL 29.08.2015	New Wave Installations Cardtronics UK Ltd Ms K Golding New Wave Installations Hope Street Rotherham S60 1LH	Install ATM through the glazed shop front and replace part of the existing glazing with a new white laminate finished security panel Co-Operative Retail Services Ltd 6-10 Commercial Street Nelson Treharris	Granted 23.12.2015
15/0690/ADV 29.08.2015	New Wave Installations Cardtronics UK Ltd Ms K Golding New Wave Installations Hope Street Rotherham S60 1LH	Install steel fascia and polycarbonate ATM surround Co-Operative Retail Services Ltd 6-10 Commercial Street Nelson Treharris	Granted 23.12.2015

15/0787/LA 18.09.2015	Caerphilly County Borough Council Building Consultancy Mr J G Jones Unit 1 Woodfieldside Business Park Pontllanfraith Blackwood NP12 2DG	Erect a modular building for Flying Start provision Plasyfelin Primary School Lewis Drive Caerphilly CF83 3FT	Granted 23.12.2015
15/1081/FULL 20.10.2015	Mr A Norris 39 Graig-Yr-Wylan Caerphilly CF83 2QE	Demolish ground floor utility room and construct a two- storey side extension 39 Graig-Yr-Wylan Caerphilly CF83 2QE	Granted 23.12.2015
15/0661/FULL 26.10.2015	Mr A Roberts 41 Station Road Ystrad Mynach Hengoed CF82 7AT	Erect a first floor extension over existing ground floor and make alterations to the existing mono pitched roof 41 Station Road Ystrad Mynach Hengoed CF82 7AT	Granted 23.12.2015
15/0696/FULL 30.10.2015	Mr J Morgan 9 Ynys Bery Close Caerphilly CF83 2AZ	Erect a first floor extension 9 Ynys Bery Close Caerphilly CF83 2AZ	Granted 23.12.2015
15/1099/COND 30.10.2015	McDonald's Restaurants Ltd 11 - 59 High Road East Finchley London N2 8AW	Discharge Condition 3 (contamination - site investigation) and Condition 5 (contamination - remediation strategy) of planning consent 15/0423/FULL McDonalds Restaurants Ltd Unit C Crossways Park Parc Pontypandy	Decided - Discharge of Conditions 23.12.2015
15/1102/RET 01.11.2015	POC Investments Ltd Mr S Darling Alexandra House Colliery Road Llanbradach Caerphilly CF83 3QQ	Retain the conversion of the existing five bedroom rectory into two separate three bedroom terraced properties and change the use of the existing day nursery into a three bedroom single-storey dwelling The Old Rectory Rectory Road Gelligaer Hengoed	Granted 23.12.2015

15/1108/ADV 05.11.2015	Asda Stores Limited Asda House Southbank Great Wilson Street Leeds LS11 5AD	Replace Click & Collect canopy signage and provide a new high level sign attached to the store Asda Stores Ltd Heol Pontygwindy Caerphilly CF83 3SX	Granted 23.12.2015
15/0730/TCA 17.11.2015	Mr R Shurmer 2 The Lawn Rhymney Tredegar NP22 5LS	Reduce crown of one silver birch by 2m and fell one small holly tree 2 The Lawn Rhymney Tredegar NP22 5LS	No objection raised 23.12.2015
15/1076/COU 16.10.2015	Ms R Jones Garth Farm Garth Lane Rudry Caerphilly CF83 3DR	Change the use to trade counter and carry out external alteration works Unit 11 Greenway Bedwas House Industrial Estate Bedwas	Granted 24.12.2015
15/1088/FULL 23.10.2015	Cardtronics UK Ltd PO BOX 476 Hatfield AL10 1DT	Install an Automated Teller Machine (ATM) Co-operative Mafon Road Nelson Treharris	Granted 24.12.2015
15/1089/ADV 23.10.2015	Cardtronics UK Ltd PO BOX 476 Hatfield AL10 1DT	Install non-illuminated signs Co-operative Mafon Road Nelson Treharris	Granted 24.12.2015
15/1103/COU 03.11.2015	Mr N Jones Vanilla Bar 105A High Street Blackwood NP12 1AD	Change the use from Sui Generis (night club) to two C3 flat units on the first floor and one A1 shop or A2 financial and professional services in the lower ground floor Vanilla Bar 105A High Street Blackwood NP12 1AD	Granted 24.12.2015
15/1104/COND 03.11.2015	Endurance Wind Power Mr S Barber Unit 314 Hartlebury Trading Estate Hartlebury Worcestershire DY10 4JB	Discharge condition 6 (Traffic Management Plan) of planning consent 15/0029/FULL (Erect (and operate) a single wind turbine up to 36.6m tip height with electrical control cabinet and formation of temporary access trackway) Cefn-y-brithdir Farm Mountain Road Cefn-Y-Brithdir To Tirphil Brithdir New Tredegar	Decided - Discharge of Conditions 24.12.2015

15/1105/COND 03.11.2015	Endurance Wind Power Mr S Barber Unit 314 Hartlebury Trading Estate Hartlebury Worcestershire DY10 4JB	Discharge condition 8 (surface water drainage) of planning consent 15/0029/FULL ((Erect (and operate) a single wind turbine up to 36.6m tip height with electrical control cabinet and formation of temporary access trackway)) Cefn-y-brithdir Farm Mountain Road Cefn-Y-Brithdir To Tirphil Brithdir New Tredegar	Decided - Discharge of Conditions 24.12.2015
15/1110/COND 05.11.2015	KS SPV51 Ltd Mr F Bohne 14 High Cross Truro TR1 2AJ	Discharge Conditions 10 and 12 of planning application 15/0418/FULL Access Track On Land At Cwm Bargoed West Of Fochriw Merthyr Tydfil	Decided - Discharge of Conditions 24.12.2015
15/0710/RET 06.11.2015	Mrs L Northwood Jalna 26 The Walk Ystrad Mynach Hengoed CF82 7AH	Retain boundary fence Jalna 26 The Walk Ystrad Mynach Hengoed	Granted 24.12.2015
15/1111/FULL 06.11.2015	Mr D Horley 13 Tredomen Terrace Tredomen Hengoed CF82 7BW	Erect a two-storey rear extension 13 Tredomen Terrace Tredomen Hengoed CF82 7BW	Granted 24.12.2015
15/0712/COND 09.11.2015	Mr M Coxe 1 Albion Industrial Estate Cilfynydd Road Cilfynydd Pontypridd CF37 4NX	Discharge Conditions 3 (provision of nesting sites for bird species) & 4 (provision of roosts and a means of access for bats on the loft conversion) of planning consent 15/0338/FULL 30 Caerphilly Road Senghenydd Caerphilly CF83 4FU	Decided - Discharge of Conditions 04.01.2016
15/1114/COND 10.11.2015	Mr S Pipkin Telegraph House Calenick Street Truro Cornwall TR1 2SF	Discharge Condition 18 (Traffic Management Plan) and Condition 23 (Construction Method Statement) of planning consent 13/0483/FULL Pen Bryn-Oer Merthyr Road Rhymney	Decided - Discharge of Conditions 05.01.2016

15/0518/FULL 24.07.2015	Mr & Mrs T Martin Llwynon House Llwyn-On Crescent Oakdale Blackwood NP12 0ND	Construct one dwelling house and one bungalow with associated site works Llwynon House Llwyn-On Crescent Oakdale Blackwood	Granted 07.01.2016
15/1084/COND 21.10.2015	Mr S Pipkin Telegraph House Calenick Street Truro Cornwall TR1 2SF	Discharge Condition 7b (noise compliance), Condition 8 (maximum height and position), Condition 10 (external appearance), Condition 14 (siting, external finishes), Condition 21 (shadow flicker), Condition 24 (electro-magnetic interference) of previous consent 13/0483/FULL approved on appeal Pen Bryn Oer Merthyr Road Rhymney Tredegar	Decided - Discharge of Conditions 07.01.2016
15/0656/FULL 27.10.2015	Mr & Mrs Holdroyd 1 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Replace existing conservatory with new Edwardian style ultra frame living room system to the rear elevation 1 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Granted 07.01.2016
15/1100/FULL 30.10.2015	Mr A Wilson 94 Ty-Isaf Park Avenue Pontymister Risca Newport NP11 6NJ	Erect double-storey extension to rear of property 94 Ty-Isaf Park Avenue Pontymister Risca Newport	Refused 07.01.2016
15/1113/NCC 10.11.2015	Perry's Coaches Mr B Perry 4 New Road Woodfieldside Blackwood NP12 0BU	Vary Condition 4 of planning consent 09/0230/OUT (Change the use of land from commercial to residential use and construct residential properties) to extend the period of time within which the development must commence by a further five years Perry's Coaches The Garage Woodfield Street Woodfieldside	Granted 07.01.2016

15/0719/COU 12.11.2015	South Wales Auto Store Mr H Ludlam La Tercia Captains Hill Trelewis Treharris CF46 6BL	Retain use of land and building for car sales Land Adjacent To Dynevor Garage Dynevor Terrace Nelson	Granted 07.01.2016
15/1080/FULL 19.10.2015	Mr D Hanson 25 School Street Llanbradach Caerphilly CF83 3LB	Demolish existing single-storey rear extension and erect a two- storey extension 25 School Street Llanbradach Caerphilly CF83 3LB	Granted 11.01.2016
15/0713/FULL 09.11.2015	St Martin Comprehensive School Mr L Jarvis Hillside Caerphilly CF83 1UW	Erect a mobile classroom unit St Martin Comprehensive School Hillside Caerphilly CF83 1UW	Granted 11.01.2016
15/1120/COU 13.11.2015	Mr A Thomas 52 Heol Hir Llanishen Cardiff CF14 5AE	Change use from B2 General Industrial (garage workshop) to 2 No. C3 flat units housed in a new building Warehouse 30 Broomfield Street Caerphilly CF83 1FY	Granted 11.01.2016
15/0714/FULL 16.11.2015	Miss J McCarthy 8 Nant-Y-Ffyddlon Penpedairheol Hengoed CF82 8DQ	Construct a two-storey, three- bedroom dwellinghouse Land Adjacent To 8 Nant-Y- Ffyddlon Penpedairheol Hengoed CF82 8DQ	Granted 11.01.2016
15/1153/COND 16.11.2015	Mr & Mrs N O'Shaughnessy 1 Heol Waun Fawr Caerphilly CF83 1SA	Discharge conditions 02 (provision of roosts and a means of access for bats) & 03 (provision of nesting sites for birds) of planning consent 15/0018/FULL 1 Heol Waun Fawr Caerphilly CF83 1SA	Decided - Discharge of Conditions 11.01.2016
15/0655/FULL 23.10.2015	Mr S Cogbill 1 Mount Pleasant Fleur-de-lis Blackwood NP12 3SA	Construct new workshop 1 Mount Pleasant Fleur-de-lis Blackwood NP12 3SA	Granted 13.01.2016

15/1118/COND 11.11.2015	United Welsh Housing Association Mr R Mann Y Borth 13 Beddau Way Caerphilly CF83 2AX	Discharge conditions 2 (Scheme for the protection of the retained trees) 3 (Trees - New planting),4 (Drainage) and 5 (Approved plans) of planning consent 15/0367/FULL 13 Beddau Way Caerphilly CF83 2AX	Decided - Discharge of Conditions 13.01.2016
15/0725/FULL 18.11.2015	Mr T Rudd 12 Hill Street Rhymney Tredegar NP22 5JD	Erect a two-storey extension 12 Hill Street Rhymney Tredegar NP22 5JD	Granted 13.01.2016
15/0731/FULL 19.11.2015	Mr A Berry 7 Duffryn Close Penpedairheol Hengoed CF82 8DN	Erect garage and dormers to the front and rear of the property 7 Duffryn Close Penpedairheol Hengoed CF82 8DN	Refused 13.01.2016
15/1158/COND 19.11.2015	Suncredit Ltd C/o Alder King Planning Consultants Mr M Cullen Pembroke House 15 Pembroke Road Clifton Bristol BS8 3BA	Discharge Condition 10 (landscape management) of planning consent 15/0512/FULL (Construct a solar photovoltaic park with associated PV equipment and cable route) Pant-Ysgawen Farm Pant- Ysgawen Farm Lane Newbridge Newport	Decided - Discharge of Conditions 13.01.2016
15/1160/FULL 20.11.2015	Mr K Reed 2 Nursery Rise Bedwas Caerphilly CF83 8HD	Erect lean-to single-storey kitchen diner extension 2 Nursery Rise Bedwas Caerphilly CF83 8HD	Granted 13.01.2016
15/0784/NMA 16.12.2015	Caerphilly Vets 4 Pets Ltd Unit 1 Piccadilly Square Caerphilly CF83 1PB	Seek approval of a non- material amendment planning consent 14/0335/COU (Change the use to veterinary surgery with ancillary retail use) to allow a pet grooming facility to operate Caerphilly Vets 4 Pets Ltd Unit 1 Piccadilly Square Caerphilly	Granted 13.01.2016

13/0824/FULL 25.11.2013	Infinite Renewables Limited C/O Stratus Environmental Mr T Coke 4245 Park Approach Thorpe Park Leeds LS15 8GB	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	Granted 14.01.2016
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	Granted 14.01.2016
15/0624/FULL 01.10.2015	Mr J S Khehra Highland Farm Mountain Road Bedwas Caerphilly CF83 8ES	Erect extension and refurbish existing dwelling Highland Farm Mountain Road Bedwas Caerphilly	Refused 14.01.2016
15/0734/RET 20.11.2015	Mr J Griffiths 33 Tir Bach Road Wyllie Blackwood NP12 2HL	Retain single garage to rear of property 33 Tir Bach Road Wyllie Blackwood NP12 2HL	Granted 14.01.2016
15/0735/FULL 20.11.2015	Mr M Bigway 6 Marwyn Gardens Bargoed CF81 8PZ	Erect single-storey extension to rear of property 6 Marwyn Gardens Bargoed CF81 8PZ	Granted 14.01.2016
15/1115/COND 10.11.2015	United Welsh Housing Association C/O Asbri Planning Ltd Mr D Green Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge Condition 2 (provision of affordable housing scheme) of previous consent 15/0072/FULL Former Goodrich Hotel Van Road Caerphilly CF83 1LD	Decided - Discharge of Conditions 15.01.2016

15/0736/FULL 20.11.2015	Mr G Jones 26 Maes-Y-Drudwen Caerphilly CF83 2QG	Erect two-storey extension to side of property 26 Maes-Y-Drudwen Caerphilly CF83 2QG	Granted 15.01.2016
14/0678/OUT 14.10.2014	Mr D Davies Fair Oak Farm Woodland Terrace Argoed Blackwood NP12 0HA	Erect residential development of 3 no. detached dwellings with upgraded site access Fair Oak Farm Woodland Terrace Argoed Blackwood	Granted 18.01.2016
15/0279/FULL 09.04.2015	Mr C Capel C/o Fair View Garage Pengam Road Pengam Blackwood NP12 3QY	Erect one part-industrial part-A3 unit (unit B) and one industrial unit (unit C) Knight Court (Block A) St Davids Industrial Estate Pengam Blackwood	Granted 18.01.2016
15/0535/RET 21.08.2015	Mr P Fessey & Ms A Richardson 44 Manorbier Crescent Rumney Cardiff CF3 3ND	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 Parc Maes Cefn Mably Cardiff CF3 6LP	Granted 18.01.2016
15/0691/COND 23.10.2015	KS SPV 51 Ltd Mr F Bohne 14 High Cross Truro TR1 2AJ	Discharge conditions 5 (access), 6 (scheme of grass seeding), 7 (traffic management) & 8 (archaeological resource) of application 15/0418/FULL Access Track On Land At Cwm Bargoed West Of Fochriw Merthyr Tydfil	Decided - Discharge of Conditions 18.01.2016
15/1112/FULL 09.11.2015	Pontcanna Development Ltd Mr Voyle 26 Park View Greyfriars Road Cardiff CF10 3AL	Demolish existing structures and construct a 50 bed care home facility with associated external works Ty Yn Y Pwll Hotel Newport Road Trethomas Caerphilly	Refused 18.01.2016

15/1159/FULL 20.11.2015	Mr & Mrs Heathcote Min-Y-Coed Dan Y Graig Road Risca Newport NP11 6DR	Change the use of the land to provide an outdoor horse exercise area c.800 square metres, bounded by traditional post and rail fence for private use Min-Y-Coed Dan Y Graig Road Risca Newport	Granted 18.01.2016
15/0738/FULL 23.11.2015	Mr J Pope 8 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Erect a single storey rear extension 8 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Granted 18.01.2016
15/0742/FULL 25.11.2015	Miss A Deona 16 Pant Glas Llanbradach Caerphilly CF83 3PD	Erect conservatory to the rear of bungalow 16 Pant Glas Llanbradach Caerphilly CF83 3PD	Granted 18.01.2016
15/0793/NMA 16.12.2015	Poundworld Retail Ltd Mr J Monks Axis 62 Foxbridge Way Normanton West Yorkshire WF6 1TN	Seek approval of a non-material amendment planning consent 15/0180/LA (Install new shop front to replace existing hoarding) to remove existing timber hoarding and replace with new aluminium shop front Units 1 & 2 Lowry Plaza Hanbury Road Bargoed	Granted 18.01.2016
15/1142/FULL 16.11.2015	Mr Bruton 11 Clos Maes Mawr Caerphilly CF83 2UY	Demolish and rebuild fire damaged house 11 Clos Maes Mawr Caerphilly CF83 2UY	Granted 20.01.2016
15/1163/FULL 23.11.2015	Mr & Mrs James 15 Peregrine Close Penallta Hengoed CF82 6AZ	Erect a single-storey conservatory extension to side elevation 15 Peregrine Close Penallta Hengoed CF82 6AZ	Granted 20.01.2016
15/1173/ADV 24.11.2015	Sports Direct International Mr N Fraser Unit A Brook Park East Road Shirebrook Mansfield Nottinghamshire NG20 8RY	Provide alterations to newly installed high-level signage to restrict illumination to lettering and banding only Sports Direct Unit 5 Blackwood Gate Retail Park Blackwood	Granted 20.01.2016

15/0746/COU 30.11.2015	Mrs G Evans 5 Ebbw Meadow Abercarn NP11 5GL	Change the use of ground floor convenience store to take away with cafe, and provide non-luminous exterior signage 1 & 2 High Street Abercarn Newport NP11 5GJ	Granted 20.01.2016
15/0748/COND 30.11.2015	Mr R Edmunds Plasnewydd Farm Rudry Caerphilly CF83 3DT	Discharge Conditions 4 (external surfaces), 6 (contamination) and 8 (drainage) of planning consent 14/0233/FULL (Erect detached dwelling) Plot 6 The Meadows Machen CF83 8PN	Decided - Discharge of Conditions 20.01.2016
15/0750/FULL 27.11.2015	Mr M Wilkes 24 Shannon Close Pontllanfraith Blackwood NP12 2FW	Erect a single storey extension to the rear, a two storey extension to side and rear, a two storey extension to the front and provide two additional parking spaces to the front 24 Shannon Close Pontllanfraith Blackwood NP12 2FW	Refused 22.01.2016
15/1149/FULL 16.11.2015	Ms M Hull 14 Victoria Road Fleur-de-lis Blackwood NP12 3UG	Widen driveway to provide an off road car park space and ramp down to front entrance 14 Victoria Road Fleur-de-lis Blackwood NP12 3UG	Granted 25.01.2016
15/1162/FULL 23.11.2015	The Co-operative Group C/o Wellsfield Associates Mr David Reade 80 High Street Hadleigh Essex SS7 2PB	Install a new AC condenser, access ladder and provide redecorations to the external elevations Co-Operative Retail Services Ltd 6-10 Commercial Street Nelson Treharris	Granted 25.01.2016
15/0749/COND 30.11.2015	Mr P Jones 32 Lewis Crescent Gilfach Bargoed CF81 8JW	Discharge Conditions 1 (commencement), 2 (clearance), 8 (approved details and parking), 11 (access), 12 (parking) and 14 (access) of planning consent 12/0632/FULL (Erect residential development (3 units)) Land Adjacent To 24 Victoria Road Fleur-de-lis Blackwood NP12 3UG	Decided - Discharge of Conditions 25.01.2016

15/1169/FULL 24.11.2015	Mr D Edmunds 17 Heol-Y-Felin Caerphilly CF83 1AU	Demolish existing single-storey annexe and construct/extend a new two-storey extension to the side of the existing dwelling 17 Heol-Y-Felin Caerphilly CF83 1AU	Granted 26.01.2016
15/1177/FULL 26.11.2015	Mr D Tomlins Ffynnon Barrwg 3 Sunnyside Mountain Road Bedwas Caerphilly CF83 8ET	Erect two three-bedroom bungalows Land At Bryn Siriol Penyrheol Caerphilly	Granted 26.01.2016
15/0747/COU 01.12.2015	Mr J Davies Treetops New Bethel Road Pontllanfraith Blackwood NP12 2AY	Change the use of vacant industrial unit to a gym Unit 5 Newbridge Road Industrial Estate Pontllanfraith Blackwood	Granted 26.01.2016
15/1178/COND 30.11.2015	Ixion Developments Limited Mr H Jones C/o Bilfinger GVA One Kingsway Cardiff CF10 3AN	Discharge Conditions 5 (dust), 6 (noise), 14 (lighting) and 16 (bat monitoring) of outline planning consent 13/0810/OUT and discharge Conditions 2 (landscaping), 5 (engineering details) and 13 (structural calculations) of reserved matters consent 15/0314/RM Former Blackwood Junior School Pentwyn Road Blackwood NP12 1HN	Decided - Discharge of Conditions 27.01.2016
15/1183/FULL 01.12.2015	Mr J Hyde 11 Pentwyn Avenue Blackwood NP12 1HS	Erect a tractor store/shed and associated ground and access works (for maintenance of 'hobby' farm land) Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood	Granted 27.01.2016
15/1185/FULL 01.12.2015	Mr J Hyde 11 Pentwyn Avenue Blackwood NP12 1HS	Erect an equipment store and workshop to assist in maintenance of 'hobby' farmland Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood	Granted 27.01.2016

15/0609/FULL 29.09.2015	Mr J Phelps 20 Pentwyn Isaf Caerphilly CF83 2NR	Remove existing garage and erect a two-storey extension to provide en-suite bedroom/garage and enlarge driveway 5 Llys Nant Pandy Caerphilly CF83 3JB	Granted 29.01.2016
15/1082/COND 21.10.2015	Natural Resources Wales (NRW) C/O Ove Arup And Partners Limited Ms N Queffurus Arup 4 Pierhead Street Cardiff CF10 4QP	Discharge condition 9 (highway works) on planning consent 14/0611/FULL Land On The Northern Bank Of The River Ebbw Between Crosskeys And Pontymister Risca Newport	Decided - Discharge of Conditions 29.01.2016
15/0733/NCC 20.11.2015	Mr S Nesling 15 Cae'r Gelynnen Nelson Treharris CF46 6BN	Change garage into summer house/games room 15 Cae'r Gelynnen Nelson Treharris CF46 6BN	Granted 29.01.2016

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 Pontywindy 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
14/0745/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 concerning noise impact.
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.
15/0311/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 Pentrebane Street, Caerphilly CF83 1FR	Re-consulting on amended plans
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.
15/0602/LBC 03.08.15	Provide interior and exterior alterations and replace gate at Shangri La Bryn Road, Pontllanfraith, Blackwood	Subject to further discussion concerning materials to be used.

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.
15/0678/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.
15/0705/FULL 04.11.15	Erect three bungalows on land adjoining the existing garden on Land Adjoining Birchwood, Caerphilly Road, Llanbradach Caerphilly	Awaiting additional information about highway impact.
15/0708/FULL 06.11.15	Erect outhouse and garden retaining walls at Shangri La, Bryn Road Pontllanfraith, Blackwood	Subject to further discussion and consideration
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.
15/1083/COU 21.10.15	Change the use of former paper waste recycling facility to demolition waste and peat processing facility at Unit 3 Pantglas Industrial Estate, Bedwas Caerphilly	Subject to further discussion and consideration.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Planning in discussions with developers over new terms; waiting to hear from Planning. 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. Waiting to hear from Planning.
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	Amending draft to send out for approval.

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 15.01.15	Erect residential development and associated works at Land At Watford Road Caerphilly	UWHA emailing Solicitor about title issues.
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. Chased
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	Engrossments sent for signing.

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/NONDET 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

15/0016/REF 14/0431/COU	Ms M Witty The Coach House Rhyd-Y- Gwern Lane Draethen Newport NP10 8GJ	Change of use of redundant agricultural building to a one bedroom detached dwelling, and erect rear extension at The Smithy, Land Adjacent To The Coach House Rhyd-Y- Gwern Lane Draethen, Newport	21.12.15
16/0001/REF 15/0161/OUT	Mr & Mrs D Davies Chez Nous 26 Sunny Bank Terrace Machen Caerphilly CF83 8PY	Erect a dwelling house and associated external works at Chez Nous, 26 Sunny Bank Terrace, Machen, Caerphilly CF83 8PY	14.01.16
16/0002/REF 15/0366/FULL	Mr A Gurner 41 Lilian Road Blackwood NP12 1DN	Erect detached dwelling with garage, associated access, parking and ground works etc. at 21 (Plot 11), The Glade Wyllie, Blackwood	20.01.16
16/0003/REF 15/0632/FULL	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 at 16 King Street Cwmfelinfach, Newport NP11 7HL	20.01.16

APPEALS DECIDED

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

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