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

Date: 27th April 2016

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 4th May, 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

A G E N D A

	Pages
1 To receive apologies for absence.	
2 Declarations of interest. Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.	
To approve and sign the following minutes: -	
3 Planning Committee held on 6th April 2016 (minute nos. 1-15).	1 - 16
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. 16/0046/COU - Horeb Baptist Chapel, Castle Hill, Gelligaer, Hengoed. | 17 - 30 |
| 5 | Code No. 16/0204/COU - 63 High Street, Pentwyn-mawr, Newport, NP11 4HN. | 31 - 38 |

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

- | | | |
|----|---|---------|
| 6 | Code No. 15/0705/FULL - Land Adjoining Birchwood, Caerphilly Road, Llanbradach, Caerphilly, CF83 3HZ. | 39 - 48 |
| 7 | Code No. 16/0120/COU - Units A - E, Clive Chambers, 2A Clive Street and 2 Clive Street, Caerphilly, CF83 1GE. | 49 - 54 |
| 8 | Code No. 16/0225/FULL - Colinton, St Martin's Crescent, Caerphilly, CF83 1ER. | 55 - 60 |
| 9 | Code No. 16/0286/OUT - School House, Tabor Road, Maesycwmmer, Hengoed, CF82 7PU. | 61 - 68 |
| 10 | Code No. 16/0293/OUT Land at Colliery Road, Llanbradach, Caerphilly. | 69 - 80 |

To receive and note the following information items: -

- | | | |
|----|---|-----------|
| 11 | Applications determined by delegated powers. | 81 - 98 |
| 12 | Applications which are out of time/not dealt with within 8 weeks of date of registration. | 99 - 102 |
| 13 | Applications awaiting completion of a Section 106 Agreement. | 103 - 104 |
| 14 | Appeals outstanding and decided. | 105 - 108 |

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, J. Simmonds, Mrs E. Stenner, Mrs J. Summers and J. Taylor

And Appropriate Officers



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH
(CHAMBER)
ON WEDNESDAY, 6TH APRIL 2016 AT 5:00PM

PRESENT:

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

Councillors:

M. Adams, D. Bolter, Mrs P. Cook, C. Hawker, A. Lewis, K. Lloyd, D. Rees, Mrs E. Stenner and J. Taylor.

Together with:

T. Stephens (Development Control Manager), G. Williams (Interim Head of Legal Services and Monitoring Officer), M. Noakes (Senior Engineer, Highway Planning), C. Davis (Senior Environmental Health Officer), C. Powell (Principal Planner), C. Campbell (Manager, Transport Engineering) M. Davies (Principal Planner), A. Pyne (Senior Planner) and E. Sullivan (Democratic Services Officer).

APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, J.E. Fussell, Mrs J. Gale, L. Gardiner, R.W. Gough, A.G. Higgs, Mrs G.D. Oliver, J. Simmonds and Mrs J. Summers.

1. DECLARATIONS OF INTEREST

Declarations of interest were received at the start of the meeting as follows: 15/0567/OUT – Councillor D. Rees and 16/0001/FULL, 15/0678/FULL – C. Powell (Principal Planner) and G. Williams (Interim Head of Legal Services and Monitoring Officer) details are minuted with the respective item.

2. MINUTES – 6TH MARCH 2016

RESOLVED that the minutes of the Planning Committee held on 6th March 2016 (minute nos. 1-13) be approved and signed as a correct record.

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

3. PREFACE ITEM CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLD COURSE LANE, OAKDALE, BLACKWOOD

Councillor D. Rees declared an interest in that he had previously played golf at the site, had made a planning enquiry on behalf of the applicant and has a friend who has objected to the application and left the Chamber when the application was discussed.

Having fully considered the Officer's Preface Report it was moved and seconded that the application be refused for the reason basis stated in point 3 of the report in that the proposed development is premature in the light of the emerging review of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and therefore would prejudice the Development Plan Inspector's ability to reach a balanced decision on the provision of housing land in the county borough and undermine the current consultation process, negating the public's right to comment and by a show of hands this was unanimously agreed.

RESOLVED that the application be REFUSED as the proposed development is premature in the light of the emerging review of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and therefore would prejudice the Development Plan Inspector's ability to reach a balanced decision on the provision of housing land in the county borough and undermine the current consultation process, negating the public's right to comment.

4. CODE NO. 14/0802/OUT – LAND AT HAWTIN PARK, GELLI-HAF, PONTLLANFRAITH, BLACKWOOD

Ms L. Williams the applicant's agent spoken in support of the application.

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

RESOLVED that: -

- (i) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following: -
 - 1. 25% provision of Affordable Housing;
 - 2. Transfer to the Council of the retained area of land of nature conservation interest, a commuted sum towards its long term management and long terms management of the habitat areas not transferred to the Council.
- (ii) on completion of the Section 106 Obligation and subject to the conditions contained in the Officer's report outline planning permission be granted.
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions imposed on this consent: CW2, CW3 and CW4.

5. CODE NO. 16/0059/COU – UNIT A, BANK CHAMBERS, 24-25 HIGH STREET, BARGOED

Mr Sorrell the applicant addressed the committee in support of the application.

Following consideration the application it was moved and seconded that subject to the amendment of conditions (02) and (03) 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 and the following amended conditions this application be granted;

Amended Condition (02)

Prior to the occupation of the residential accommodation of the first floor of the building a scheme of sound isolation between A3 use hereby approved and the residential C3 use of the building shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be carried out in accordance with the details agreed.

Reason

In the interest of residential amenity.

Amended Condition (03)

The use hereby permitted shall not be open to customers outside the following times: (a) 08.00am to 12.30am Monday to Thursday, (b) 08.00am to 01.30am Friday and Saturday and (c) 08.00am to 11.30pm Sunday.

Reason

In the interests of residential amenity.

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

6. CODE NO. 16/0126/FULL – 20 MORIAH HILL, RISCA, NEWPORT

Following consideration of the application it was moved and seconded that the recommendation contained within 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 many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even

when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43.EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing;

- (iv) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection. i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (02920 722400).

7. CODE NO. 16/0066/FULL – ASDA, CLIFF ROAD, BLACKWOOD

Ms K. Gapper the applicant's agent spoke in support of the application

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

RESOLVED that: -

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

Amended Condition(04)

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, and in particular shall include gas mitigation measures to be fitted to all enclosures or cabinets to prevent the accumulation of landfill gases. Prior to the first use of the petrol filling station hereby approved a report shall be 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

In the interests of public health.

Additional Condition (06)

The development hereby permitted shall not be commenced until such time as a scheme to install the underground tanks has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the full structural details of the installation of the underground tanks, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The development shall be carried out in accordance with the agreed scheme.

Reason
To protect controlled waters.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Public Health Wales;
- (iii) the applicant be advised of the comments of the Petroleum Enforcing Authority (PEA), Caerphilly County Borough Council is the Petroleum Enforcing Authority and is responsible for issuing a petroleum storage certificate for dispensing premises;
- (iv) the applicant be advised that before a storage certificate can be granted for a new petrol filling station the applicant must satisfy the PEA, that the design and construction of the containment system for storage, leak detection, spillage control and other health and safety in relation to the dispensing of petrol, will not create an unacceptable risk;
- (v) the applicant be advised that approval can only be given with the Petroleum Officer has examined detailed site plans and is satisfied that current guidance and codes of practice have been met. The information submitted with regard to the planning application is not sufficient for this purpose.

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

8. PREFACE ITEM CODE NO. 16/0001/FULL – 1 OAK LANE, ROYAL OAK, MACHEN, CAERPHILLY

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

RESOLVED that this application be granted for a temporary period and that the use hereby permitted be discontinued on or before 30th April 2017, to allow the Local Planning Authority to monitor and consider the impact of the use on the neighbouring properties.

9. CODE NO. 15/0412/OUT – LAND NORTH OF HENDREDENNY DRIVE, HENDREDENNY, CAERPHILLY

Mr C. Gomez, Councillor H. Davies and Councillor L. Whittle spoke on behalf of local residents in objection to the application; the applicant's agent who had been advised and was present did not speak.

It was noted that this application had been subject to a site visit on Monday 4th April 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

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

RESOLVED that for the reason given in the Officer's report this application be REFUSED.

10. CODE NO. 16/0046/COU – HOREB BAPTIST CHAPEL, CASTLE HILL, GELLIGAER, HENGOED

Mr T. Bethell and Councillor H.W. David spoke on behalf of local residents and Mr D. Poole the applicant's agent spoke on behalf of the applicant.

It was noted that this application had been subject to a site visit on Monday 4th April 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

Following consideration of the application it was moved and seconded that the application be deferred to allow further discussions with Bereavement Services to take place and by show of hands this was unanimously agreed.

RESOLVED the application be deferred to allow further discussion with Bereavement Services.

11. CODE NO. 15/0678/FULL – 9 SCHOOL CLOSE, NELSON, TREHARRIS

Mrs G. Williams (Interim Head of Legal Services and Monitoring Officer) declared a prejudicial interest in that the speaker in support of the application is known to her and Mr C. Powell (Principal Planner) declared a prejudicial interest in that the speaker in objection to the application is known to him, both left the Chamber when the application was discussed.

Mr S. James spoke in objection to the application and Mrs L. Jones spoke in support of the application.

It was noted that this application had been subject to a site visit on Monday 4th April 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

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

RESOLVED that for the reason given in the Officer's report this application be REFUSED.

12. CODE NO. 16/0044/LA – Y GWYNDY – YSGOL GYFUN CWM RHYMNI, PONTYGWINDY ROAD, CAERPHILLY

Councillor J. Pritchard and Councillor M. Prew spoke on behalf of local residents.

It was noted that this application had been subject to a site visit on Monday 4th April 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

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

With regard to highway safety and the construction process Members requested that it be made clear to contractors that Parc y Felin Street should not be used for traffic associated with the site preparation and construction of the development and that they should be made aware of this restriction as soon as possible. Officers confirmed that there is a condition imposed on the permission that requires a Construction Traffic Management Plan to be agreed with this Planning Authority before the commencement of works and this Plan could

incorporate such instructions.

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

RESOLVED that: -

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

Additional Condition (13)

The use of the facilities hereby permitted shall not take place and the floodlights approved shall not be used during the following times: 21:00 hours to 08.00 hours Monday to Friday, and 16.00 hours to 09.30 hours on Saturdays and Sundays.

Reason

In the interests of residential amenity.

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

13. CODE NO. 16/0032/FULL – FWRRWM ISHTA HOUSE, 68 COMMERCIAL ROAD, MACHEN, CAERPHILLY

It was noted that this application had been subject to a site visit on Monday 4th April 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

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 hand this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be deferred to allow the applicants to enter into a Section 106 Agreement as set out therein;
- (ii) on completion of the Agreement and subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions imposed on this consent policies: Cw2, CW3 and CW4;
- (iv) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

14. CONSULTATION FROM WELSH LOCAL GOVERNMENT ASSOCIATION ABOUT A NATIONAL PLANNING COMMITTEE PROTOCOL FOR WALES

The Development Control Manager introduced the report which sought Members views on the Welsh Local Government Association's (WLGA) draft National Planning Committee Protocol for Wales as part of the consultation process.

Members were referred to sections 4.2 through 4.18 of the report which detailed the consultation questions and the answers recommended by Officers.

Members noted the Officer responses and commented on the need to have a more regional approach to planning going forward; reference was made to the impact of the City Deal and future large scale building applications in the Caerphilly Basin.

Having fully considered the consultation questions and the answers from Officers it was moved and seconded that they be forwarded to the WLGA as this Council's response to the consultation process and by show of hands this was unanimously agreed.

RESOLVED that the answers as detailed in the Officer's report be forwarded to the WLGA as this Council's response to the consultation process.

15. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 19.16pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 4th May 2016, they were signed by the Chair.

CHAIR

Members' site visit update

PLANNING APPLICATION REFERENCE: 15/0412/OUT

PROPOSED DEVELOPMENT: Erect residential development of up to 260 dwellings with open space

LOCATION: Land North Of Hendredenny Drive, Hendredenny

DATE OF SITE VISIT: 4 April 2016

MEMBERS PRESENT: D Carter, M Adams, M Sargent, J Taylor, L Whittle, H Davies

The following points were raised by members, and the answers provided:

- Further information should be provided about the planning history of the developments in the locality. This matter will be considered by officers and an update given at the Planning Committee.
- Dwr Cymru Welsh Water has not raised any objections to the development, but have they considered the sewerage problems in Brookside Close? Dwr Cymru Welsh Water will base their comments on the wider locality, and would draw the local planning authority's attention to any problems they think would arise.

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Members' site visit update

PLANNING APPLICATION REFERENCE: 15/0678/FULL

PROPOSED DEVELOPMENT: Erect a two-storey extension to incorporate existing detached garage and remodel the detached house including roof alterations to increase eaves and ridge heights

LOCATION: 9 School Close, Nelson

DATE OF SITE VISIT: 4 April 2016

MEMBERS PRESENT: D Carter, W David, S Morgan, A Blackman, A Lewis

The following points were raised by members, and the answers provided:

- Would the development extend beyond the front of the existing garage? No it would not.
- How much higher will the ridge of the extension be when compared to the ridge of the existing garage? The difference will be three metres.

Members' site visit update

PLANNING APPLICATION REFERENCE: 16/0046/COU

PROPOSED DEVELOPMENT: Convert Grade II listed chapel into a residential property

LOCATION: Horeb Baptist Chapel, Castle Hill, Gelligaer

DATE OF SITE VISIT: 4 April 2016

MEMBERS PRESENT: D Carter, W David, A Lewis, H David

The following points were raised by members, and the answers provided:

- What are the concerns of the Council's Bereavements section about providing access through the cemetery gates for the applicant? Officers will update at Planning Committee

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Members' site visit update

PLANNING APPLICATION REFERENCE: 16/0032

PROPOSED DEVELOPMENT: Erect a two-storey mixed development of three apartments and four commercial units with on site car parking, refuse and cycle storage facilities.

LOCATION: Fwrrwm Ishta House, 68 Commercial Road, Machen

DATE OF SITE VISIT: 4 April 2016

MEMBERS PRESENT: D Carter, M Adams, L Aldworth, D Havard, L Jones.

The following points were raised by members, and the answers provided:

- Where will the pedestrian crossing be? Yet to be finalised in detail but towards the western end of the existing bus stop.
- Will £50,000 cover the cost of the crossing? Yes it will, and will be in place before the occupation of the building.
- How long will the build take? Twelve months.
- If permission is granted, could someone else develop the site with a different occupier? Yes, but they would still be bound by the Section 106 agreement.

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Members' site visit update

PLANNING APPLICATION REFERENCE: 16/0044/LA

PROPOSED DEVELOPMENT: Upgrade existing school playing fields to a 3G artificial area to allow for rugby, football and a 200m running track, erect a minimum 5m high security fence, designate an area as MUGA pitches with a surrounding fence at minimum 2.4m height and provide floodlighting to the 3G pitch only, along with pedestrian lighting to the pathways.

LOCATION: Y Gwyndy - Ysgol Gyfun Cwm Rhymni, Pontygwindy Road, Caerphilly

DATE OF SITE VISIT: 4 April 2016

MEMBERS PRESENT: D Carter, M Adams, J Pritchard, P Bevan

The following points were raised by members, and the answers provided:

- Are there hours of operation for the floodlights? Yes, as set out in condition 9 on page 155 of the report.
- Who will switch off the lights? This is the responsibility of the operators who will do it manually.
- Will the pitches be used for matches? This is outside the control of the local planning authority, but there are no supporter facilities, and it is more likely to be used for training.
- Bookings and the management of the site will be done through the school.
- 9.00 a.m. too early for weekend start? On the basis of experience elsewhere any activities would start at around 10.00 a.m. but the additional time would be needed for setting up.
- Can the development be realigned to preserve the tree at the rear of Dol y Felin? The root protection area of the tree would have to be avoided which would have a significant impact on the location of the fencing and the pitch itself, which could not be instead upon from a planning point of view. Replacement planting would be carried out.
- Do the projected light levels take account of the removal of the tree? Yes.
- Parc y Felin should not be used during construction. The management of the traffic would be controlled by condition 3 as set out on page 153 of the report. The starting point is that Parc y Felin Street should not be used, and the applicants could be advised to include this as a tendering criterion for the scheme.
- How long will the project take? At present it is considered to take 6 months.
- Will there be any access to the facility from surrounding streets? No, this is controlled by condition 4 on page 153.

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Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0046/COU 05.02.2016	Mr C Leader Horeb Baptist Chapel Castle Hill Gelligaer Hengoed	Convert Grade II listed chapel into a residential property Horeb Baptist Chapel Castle Hill Gelligaer Hengoed

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Horeb Welsh Baptist Chapel, Castle Street, Gelligaer. The site is located within the settlement boundary and within the Gelligaer Conservation Area that was designated on 4/3/1980. It is a large chapel building located in a terrace of cottages to the south of Gelligaer Cemetery. Terraced residential cottages are located opposite the chapel. There are no pavements along the front highway serving the building.

Site description: The building was listed by Cadw on 1st March 1999. The List Description was later amended on 18th July 2001 during the National Resurvey of Wales (Cadw Ref. No. 21429). It was built of coursed local rubble stone with plain clay tiles to its roof, as a Welsh Baptist Chapel in 1848. A vestry was added in the late C19 and has been further extended since.

Development: Full planning permission is sought in respect of the conversion of the Grade II listed chapel into a residential property. An application for listed building consent (16/0045/LBC) has also been made.

The applicant has submitted a Design and Access statement and an outline of the schedule of works to support the application, which includes details of the refurbishment as follows:-

Generally

- Removal of the pulpit and unwanted pews to be taken for store for donation to local organisations concerned with preserving historic fabric.
- The existing wall mounted 'Roll of Honour' to be donated and transferred to St Cattwg's Church by agreement with the British Legion and War Memorials Trust.

Cont....

Application No. 16/0046/COU Continued

Repairs to Chapel and Porch

- Removal of loose floorboards and treatment areas of infestation or rot found to be agreed with the conservation Officer.
- Hardboard ceilings to be removed, inspect existing roof structure and effect any timber repairs as necessary.
- Inspect existing timber windows to front and side elevations, undertake minor repairs and redecorate with water based gloss paint.
- Inspect existing roof and undertake such minor repairs to tile finishes in matching rosemary clay tiles.
- Remove existing external render finishes from porch and apply new lime render and lime wash finish.
- Inspect existing stack and rendered gable to side and make such limited repairs as necessary to render and leadwork, using matching materials.
- Inspect existing cast iron gutters and downpipes and replace or repair as necessary using matching materials. Decorate with water based gloss paint.
- Inspect existing timber fascias and repair as necessary and redecorate.
- Inspect and repair existing timber notice board to front elevation and redecorate with water based gloss paint.
- Overhaul existing cast iron front gate and fence and redecorate with water based gloss paint.
- Overhaul existing panel door to Porch as necessary and redecorate.

Alterations to Chapel and Porch

- remove existing pews and pulpit, make good or extend existing plaster wall or finishes disturbed by removal. Remove existing raking and pews to balcony to create level floor area. Existing balustrade and handrails to balcony to be protected and retained. Make good and extend existing plaster wall finishes;
- remove existing fluorescent fittings from ceiling;
- integrate existing cast iron radiators and pipework into new gas fired heating system;
- replace existing metal plate metal finish door to basement and renew with gloss painted hardwood pane door and frame;
- remove existing light fittings and power circuits and install new light fittings and cable and electrical fittings. Design to allow for minimum intervention to existing fabric from chase cutting.

Cont....

Application No. 16/0046/COU Continued

Repairs and Alterations to Vestry and Community Hall

- Remove asbestos roof finish.
- Remove existing projecting wings and form new external cavity walls using pennant stone or fine down painted render.
- Form new openings in new and existing external masonry walls.

External Works

- New hardstanding with brick paviour finish and close boarded timber boundary fence to boundaries, new red brick retaining walls to hardstanding and boundaries and brushed concrete pathways and steps with concrete paving slabs to terrace outside bedrooms 1 and 4.

Dimensions: The footprint of the existing building has maximum dimensions of 25.4m (depth) x 11.8m (width) x 8.6m (height). The demolition of two projecting wings on the rear extension will reduce the width to 7.9m.

Materials: A schedule of works is submitted with the application, which includes some details of external finishes, with paint finishes indicated to be oil based gloss paint to softwood joinery and matt emulsion paint to plaster finishes to walls and ceilings.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 (Settlement Boundary), and within the Gelligaer Conservation Area.

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP6 (Place making)
SP21 (Parking Standards).

Cont....

Application No. 16/0046/COU Continued

Countywide Policies

CW2 (Amenity) CW3 (Design considerations - Highways) CW15 (General locational constraints) associated supplementary planning guidance contained in LDP6 - Building Better Places to Live and LDP7- Householder Developments is also relevant.

NATIONAL POLICY

National guidance contained in Planning Policy Wales, 8th Edition, January 2016 (par.6.1.1) states that "It is important that the historic environment encompassing archaeology and ancient monuments, listed buildings and conservation areas and historic parks, gardens and landscapes is protected."

Paragraph 6.5.8 "There should be a general presumption in favour of the preservation of listed buildings. The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. However, not all original uses will now be viable or necessarily appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building.

Paragraph 6.5.9 Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to 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."

Paragraph 6.5.11 "Planning authorities must, unless directed otherwise, notify the Welsh Government before listed building consent is granted. Once a building is listed (or is the subject of a building preservation notice) consent is required for its total or partial demolition and for any works of alteration or extension, which would affect its character as a building of special architectural or historic interest. Controls apply to all works, both external and internal, that would affect a building's special interest."

National guidance also encourages good design to be the aim of all those involved in the development process. The guidance states, at Paragraph 4.11.9 "the visual appearance of proposed development, its scale and its relationship to its surroundings are material planning considerations and Local Planning Authorities should reject poor designs." Paragraph 4.11.10 "In areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and conservation areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness.

Cont....

Application No. 16/0046/COU Continued

In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention."

Welsh Office Circular 61/96, paragraph 8 " Authorities are required by Section 66(1) of the Act (throughout this circular 'the Act' refers to the Planning (Listed Buildings and Conservation areas) Act 1990) in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses."

TAN 12 – Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No adverse comments.

Countryside And Landscape Services - No objection subject to conditions being attached to any consent preventing any site vegetation clearance during the bird breeding season together with conditions requiring the provision of both bat roost and bird breeding provision as biodiversity enhancements. Advice is provided to be conveyed to the developer.

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

Cont....

Application No. 16/0046/COU Continued

Conservation & Design Officer - Recommends approval of the proposal subject to conditions being attached to any consent which ensure the refurbishment works proposed to the listed building are in keeping and do not adversely affect the character of the listed building.

ADVERTISEMENT

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

Response: One.

Summary of observations: Have no objection to the proposed change of use of the building but are concerned about parking provision and suggest the cemetery gates are set back and a barrier erected to allow access to off-street parking at the property.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No but a bat and bird advisory note should be provided to the developer and conditions attached to any consent preventing the demolition or site/vegetation clearance during the bird breeding season together with bat roost and breeding bird provision in the development as a biodiversity enhancement.

COMMUNITY INFRASTRUCTURE LEVY

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

Cont....

ANALYSIS

Policies: Policy SP6 of the Local Development Plan (LDP) is relevant to the determination of this planning application and states that development should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features through the promotion of good design, sustainable transport, resource efficiency and the enhancement of natural heritage, which will encourage a sense of place and identity, whilst reflecting local distinctiveness.

The external appearance of a listed building, both its intrinsic architectural merit and any group value, is a key consideration in judging this application. While the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to "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" (Section 66 of the Act).

The building was listed by Cadw on 1st March 1999. The List Description was later amended on 18th July 2001 during the National Resurvey of Wales (Cadw ref. no. 21429). It was built of coursed local rubble stone with plain clay tiles to its roof, as a Welsh Baptist Chapel in 1848. A vestry was added in the late C19 and has been further extended since. It is situated within a terraced row of residential cottages along Castle Hill.

The building which is currently vacant, has been identified in the 2016 Building at Risk Register (B@R) Survey as 'At Risk and 'vulnerable'. It is described as 'Condition deteriorating, action is now required to a wide range of defects to halt the decline.' In the B@R Survey carried out in 2011 considered it not to be at risk with some repairs being required, but this building has clearly rapidly deteriorated since.

The building has been vacant and its use has been redundant for a significant period. Its continued use as a place of worship and church hall in the future is considered to be very unlikely. Meanwhile the building is continuing to deteriorate and the church hall in particular is in a poor condition and has asbestos issues which also need to be tackled.

The Design and Access Statement (DAS) and set of drawings deliver a set of comprehensive conservation-based proposals that will hope to implement a project for the restoration of this building and also deliver a family home. The use of the original Chapel interior as the main family living space was considered to be the best way to limit the alteration to the original fabric of the building.

Cont....

Application No. 16/0046/COU Continued

Whilst the pulpit and the majority of the pews would need to be removed and given to local organisations for re-use, some would be retained to retain something of the original identity of the space. The tiered seating to the balcony would be removed to provide usable space at that level. Original wall and floor finishes will be made good as necessary after the removal of existing features. The 'Roll of Honour' wall monument will be donated to St Cattwg's Church by a process to be agreed with the British Legion and War Memorial Trust. Externally it is proposed to replace the existing render to the entrance porch with lime render and lime wash and to renew the existing floor to the basement. Main alterations are to the rear extension, part of which is to be removed to provide more external amenity space with some partial reconstruction. New boundary fences and a hard standing will be created. The existing white asbestos sheeting is to be replaced with clay tiles to match as closely as possible the main roof. The bedrooms, family and utility rooms are to be accommodated in the rear extension.

In terms of the loss of the community facility it is noted that the chapel was put up for sale as the congregation had dwindled to a point where the original ecclesiastical use had become untenable.

Policy CW2 of the LDP considers amenity. In this respect the applicant proposes obscure glazing to all windows on the eastern side of the building serving two bedrooms, one bathroom and a family room in order to ensure the privacy of the future occupants and the occupiers of the neighbouring property are not adversely affected. This may be ensured by attaching a condition to any consent. It is considered that the development would not have an unacceptable impact on the residential amenity of neighbouring properties, and sufficient amenity space is provided and there is adequate separation between existing habitable room windows to safeguard privacy standards.

Policy CW2 of the LDP considers amenity. In this respect the applicant proposes obscure glazing to all windows on the eastern side of the building serving two bedrooms, one bathroom and a family room in order to ensure the privacy of the future occupants and the occupiers of the neighbouring property is not adversely affected. It is considered that the development would not have an unacceptable impact on the residential amenity of neighbouring properties, and sufficient amenity space is provided and there is adequate separation between existing habitable room windows to safeguard privacy standards.

Policy CW3 of the LDP considers highway implications. One letter has been received concerned about parking in the area. Whilst the addition of parking facilities for this development would be welcomed, these could only be provided within the rear curtilage of the property and accessed through the Gelligaer Cemetery gates.

Cont....

Application No. 16/0046/COU Continued

It is acknowledged that these cannot be accessed 24 hours a day as the access to them is controlled by Bereavement Services Division of the Caerphilly Council and they are locked in the evening (5.00 p.m. in Winter and 7:30 p.m. in Summer) to deny public access to the cemetery. However the less intensive use in parking terms from chapel to dwelling would not require a parking facility to be provided and in this respect the Transportation Engineering Manager has raised no objection to the development.

It is considered that the proposed works are to refurbish dilapidated areas and as such will help prevent the further deterioration of this Grade II Listed Building and will be an improvement in terms of the visual amenity of the Conservation Area.

It is considered that the design, scale of the works and materials used are generally acceptable and will not harm the character of the Gelligaer Conservation Area. However, it is considered appropriate to attach conditions to any consent in respect of finishes and methods used in terms of refurbishment where the proposed details are not considered appropriate in the context of the listed buildings and conservation area.

The development proposed would accord with local plan policies and is therefore acceptable in planning terms.

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

Comments from public: See above.

Other material considerations: None.

In conclusion it is considered the proposed development does not conflict with local plan policies or national planning guidance and as such 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. 16/0046/COU Continued

- 02) 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.
- 03) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats at Horeb Baptist Chapel, Gelligaer, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the converted building 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.
- 04) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) at Horeb Baptist Chapel, Gelligaer, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the converted building 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.
- 05) Prior to the commencement of the development an appropriate programme of building recording and analysis shall be submitted to and agreed in writing with the Local Planning Authority, and shall thereafter be carried out before the development hereby approved commences by a specialist acceptable to the Local Planning Authority.
REASON: To allow a record of the building to be made.
- 06) No new or replacement windows or doors shall be inserted in the building unless further details of their construction materials and style have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To protect and preserve the character of the Listed Building.

Cont....

Application No. 16/0046/COU Continued

- 07) No new or replacement external rainwater, drainage and ventilation goods shall be installed at the building subject of this consent unless further details of their design, materials and colour have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To protect and preserve the character of the Listed Building.
- 08) No works to the rear roof shall be undertaken until samples of the roof and clay ridge tiles together with the method of roof laying have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved tiles.
REASON: To protect and preserve the character of the Listed Building.
- 09) Where original materials are to be removed in accordance with the development hereby approved, a scheme shall be submitted to and agreed in writing by the Local Planning Authority for their removal, storage and re-use. The development shall only be carried out in accordance with the approved scheme.
REASON: To protect and preserve the character of the Listed Building.
- 10) The method of treatment of the floorboards and joists as referred to in paragraph 2.1 of the schedule of works shall be in accordance with conservation standards, details of which shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
REASON: To protect and preserve the character of the Listed Building.
- 11) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: : drwg no's 812/P.02; 812/P.06; 812/P.07; 812/9.08; and 812/9.09; 888/9.10 (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.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the windows in the east facing elevation of the rear extension shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

Cont....

Application No. 16/0046/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, CW4 and SP10.

The applicant is advised of the comments of the Conservation and Design Officer, Council's Ecologist and Dwr Cymru/Welsh Water.



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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0204/COU 05.04.2016	Mr A Gardner 63 High Street Pentwyn-mawr Newport NP11 4HN	Convert property to form a pair of semi-detached dwellings 63 High Street Pentwyn-mawr Newport NP11 4HN

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of High Street, Pentwyn-mawr.

Site description: Two storey detached four bedroom property with a garden to the rear. The property fronts onto High Street and to the side and rear is bounded by an access road serving a small residential development known as Cae Sheldon.

Development: Full planning consent is sought to sub-divide the existing dwelling into a pair of dwellings. Each dwelling would contain 3 bedrooms, a bathroom, a kitchen diner with wc and a lounge. The rear garden would be subdivided and 3 parking spaces will be provided for each dwelling, vehicular access will be shared to the side of the property facing onto Cae Sheldon.

Dimensions: The property has maximum dimensions of 9.67 metres in width by 9.46 metres in depth by 4.8 metres to the eaves and 8.4 metres to ridge height. It should be noted that there would be no change to the external dimensions.

Materials: UPVC windows, doors and storm porch with concrete tiles to match the host dwelling.

Ancillary development, e.g. parking:

1. The door opening on the front elevation will be blocked up and 2 door openings will be created for each of the dwellings.
2. The central first floor window on the front elevation will be blocked up and replaced with 2 windows for each of the dwellings.
3. The ground floor window on the side elevation facing onto Cae Sheldon will be blocked up.

Cont....

Application No. 16/0204/COU Continued

4. The first floor window on the side elevation facing onto Cae Sheldon will be moved 0.6 metres to a more central position.
5. A first floor window will be inserted into the side elevation facing onto the side elevation of No.61 High Street.
6. A storm porch will be added to the front elevation above the front doors.
7. The central first floor window on the rear elevation will be blocked up and replaced with 2 windows for each of the dwellings.
8. The ground floor windows and doors on the rear elevation will be replaced with a single door and window for each of the dwellings and
9. 3 additional off street parking spaces are proposed to the rear of the dwellings.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within the defined settlement boundary of Pentwyn-mawr.

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways), SP5 (Settlement Boundary), SP6 (Place Making) and advice contained in the council's adopted Supplementary Planning Guidance LDP 5: Car Parking Standards and LDP7: Householder Development (2010).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

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

Cont....

Application No. 16/0204/COU Continued

CONSULTATION

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

Transportation Engineering Manager - No objection raised subject to a highway safety condition.

Head Of Public Protection - No objection.

ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site and 10 neighbours were notified by letter.

Response: No objections have been received at the time of writing the report. If any objections arise, these will be addressed to members during the presentation.

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?

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As the dwelling has been in lawful use for a continuous period of six months within the preceding 3 years, the proposed conversion is exempt from CIL.

ANALYSIS

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

Cont....

Application No. 16/0204/COU Continued

The application property is located within the settlement boundary where the presumption of development is considered to be acceptable in principle, subject to the normal development management considerations. Therefore the main point to consider in the determination of this application is whether the proposal is acceptable in design terms and whether the proposal would impact upon highway safety and the privacy or amenity of occupiers of neighbouring residential properties.

In terms of the design, the introduction of a pair of semi-detached properties would not introduce a discordant element into the existing street scene and it is considered that the design, materials and scale of the alterations to the existing dwelling are such that there would be no detrimental impact on the character of the area.

With regards to highway safety, the vehicular access arrangements for entering or egressing from the application site will not differ from the current arrangements. It is accepted that the proposed development does result in the loss of the double detached garage within the rear curtilage serving the property, however, the resultant floor area of the garage will provide 4 off street parking spaces and a further 2 off street parking spaces can be provided which will not compromise the rear amenity space for each of the proposed dwellings. As such the proposal would not have a detrimental impact on the safe, effective and efficient use of the transportation network subject to the imposition of conditions.

Finally, whilst the sub-division of the property would intensify the existing residential use, it is considered that the proposal would not have an adverse impact upon the privacy or amenity of occupiers of the neighbouring property, No.61 and as such the proposal is acceptable in planning terms.

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

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Application No. 16/0204/COU Continued

- 02) The proposed development shall not be brought into beneficial use until after the areas indicated for parking and turning of vehicles has been laid out and constructed in accordance with the approved plan and those areas shall kept maintained free of obstruction for its intended use at all times.
REASON: In the interests of highway safety.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No 3 and Drawing No 4 received on 03 March 2016 (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.
- 04) 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)

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

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

Cont....

Application No. 16/0204/COU Continued

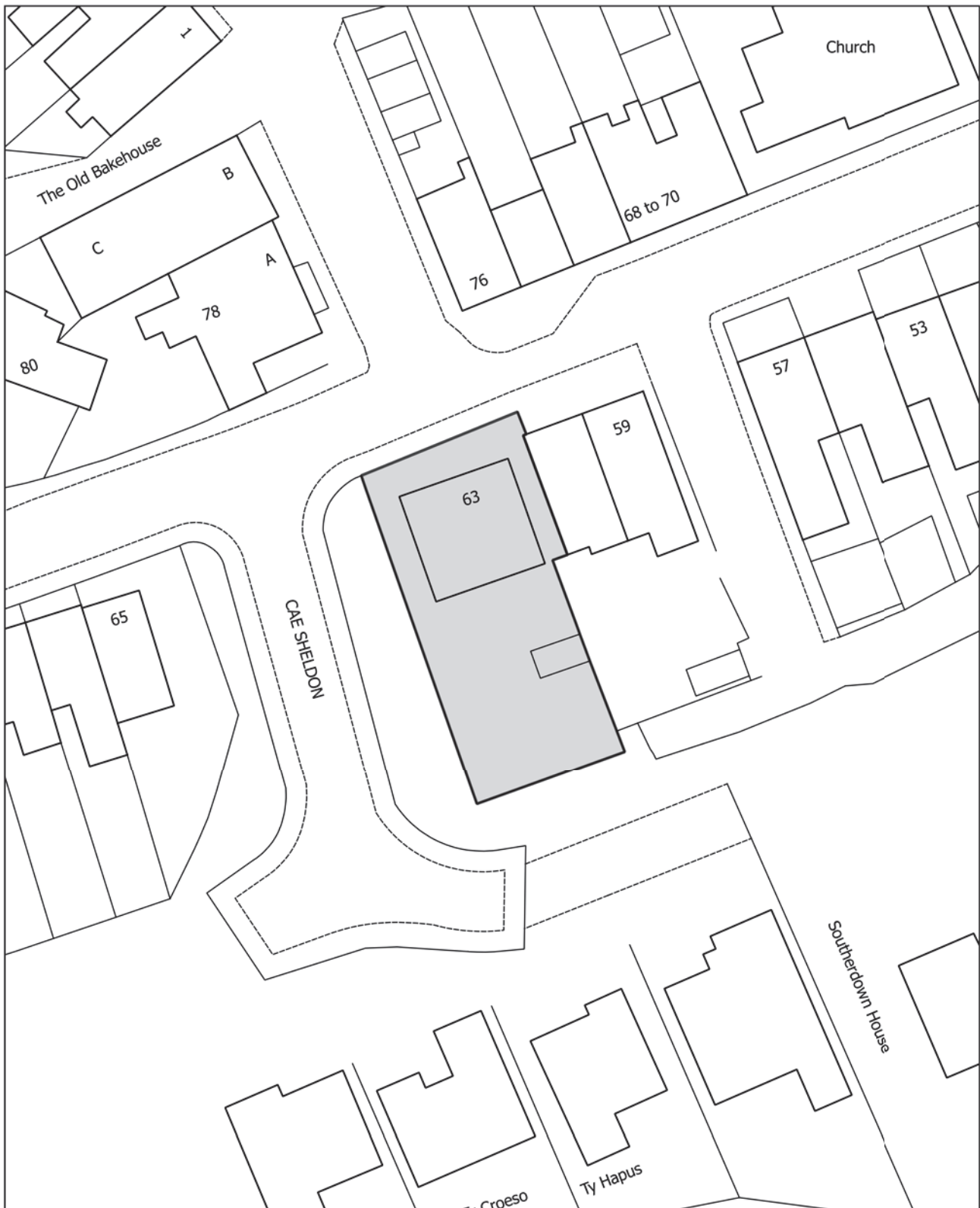
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

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

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

This Informative Note is valid from 1st January 2015 until 31st December 2016.

Please find attached the comments of Dwr Cymru/Welsh Water 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
15/0705/FULL 23.11.2015	Mrs C Evans Birchwood Caerphilly Road Llanbradach Caerphilly CF83 3HZ	Erect three bungalows on land adjoining the existing garden Land Adjoining Birchwood Caerphilly Road Llanbradach Caerphilly CF83 3HZ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is situated on the western side of Caerphilly Road, Llanbradach.

Site description: The application site is an overgrown parcel of land between the highway and the main Rhymney Valley railway line. It is a relatively flat parcel of land that is elevated above the highway and fronted by a mature hedgerow. There is an existing five bar gate into the site which has the remains of a concrete hard surface in the middle. There is also a mature hedgerow between the site and the railway line with a wooded area to the south. To the north of the application site are a small number of bungalows with The Rise housing site on the eastern side of Caerphilly Road.

Development: The application seeks full planning consent for residential development. The scheme proposes the construction of three detached bungalows accessed via a private drive off Caerphilly Road. The dwellings are to be sited parallel to the highway with the access road entering the site between plots 2 and 3. Each plot will have two parking spaces and a garden. The bungalows will have two bedrooms, a living room, dining room, kitchen and bathroom.

The access also includes for a turning facility and a footway. The mature hedgerow to the front of the site is to be retained as part of the development and the hedgerow to the rear of the site is unaffected by the development. The plots are to be bounded by timber fencing.

Dimensions: The site has overall dimensions of 128m by 19m. The bungalows each measure 14.9m by 7.5m by 5m high.

Materials: Render with concrete tiled roofs.

Cont....

Application No. 15/0705/FULL Continued

Ancillary development, e.g. parking: As described above.

PLANNING HISTORY 2005 TO PRESENT

No planning history from 2005 to present.

POLICY

Local Development Plan: Outside settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection) and CW15 (General Locational Constraints).

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

Countryside And Landscape Services - No objection subject to conditions.

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Senior Arboricultural Officer (Trees) - No objection subject to conditions.

Principal Valuer - No objection.

The Coal Authority - No objection.

Cont....

Application No. 15/0705/FULL Continued

Natural Resources Wales - Provide advice to be conveyed to the developer.

ADVERTISEMENT

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

Response: None.

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?
None.

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.

Is this development Community Infrastructure Levy liable? Yes. Based on a floor area per dwelling of 99.4 square metres and a CIL rate of £40 a total CIL amount of £11928 is payable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is the fact that the site is located outside of the defined settlement limits in the Local Development Plan and therefore falls to be considered against policies SP5 and SP6 of that document.

Policy SP5 of the plan states: -

The Plan defines settlement boundaries in order to:

- A Define the area within which development would normally be allowed, taking into account material planning considerations;

Cont....

Application No. 15/0705/FULL Continued

- B Promote the full and effective use of urban land and thus concentrate development within settlements;
- C Prevent the coalescence of settlements, ribbon development and fragmented development;
- D Prevent inappropriate development in the countryside.

With regard to this application it should be noted that whilst the site is outside of the defined limits it is immediately adjacent to an existing group of similar dwellings that are also outside the defined limits and directly opposite the housing site known as The Rise. There is also a bus stop immediately to the front of the site with the main Rhymney Valley railway line to the rear. The site also exhibits some evidence of previous development with regard to the concrete hard surface which is still visible. The heavily wooded area to the south of the site should also be noted in that this provides a natural barrier between the application site and the wider community of Llanbradach further to the south. In that regard it is considered that whilst the proposal does not strictly comply with criteria A and B of the policy it does comply with criteria C and D in that it would not lead to the coalescence of settlements, ribbon development or fragmented development, and it would not be considered to be inappropriate development in the countryside in this instance.

Policy SP6 states: -

Development proposals should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features through:

- A An appropriate mix of uses that reflect the role and function of settlements;
- B A high standard of design that reinforces attractive qualities of local distinctiveness;
- C Design in accordance with best practice in terms of designing out crime;
- D A location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all;
- E The incorporation of resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation, and where appropriate the use of sustainable drainage systems;
- F The efficient use of land, including higher densities where development is close to key transport nodes;
- G The incorporation and enhancement of existing natural heritage features;
- H The incorporation of mitigation measures that improve and maintain air quality.

Cont....

Application No. 15/0705/FULL Continued

With particular relevance to this application criterion D requires a sustainable location and criterion F requires development to be close to transport nodes. As stated above the site is located in close proximity to a bus stop that has a regular service throughout the day. In that regard it is considered that the application site is in a sustainable location.

With regard to the detail of the development it is considered that safe access can be achieved from the public highway, with adequate levels of off street parking and amenity space and the design of the dwellings is considered to be acceptable. The hedgerow to the site frontage is to be kept and it is considered that this would be in keeping with the semi rural character of the area. Whilst the site is situated between two noise generators in the road and the railway line it is considered that noise levels are acceptable subject to the mitigation proposed.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: In conclusion it is considered that the proposal represent acceptable rounding off development and therefore it is acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Design and Access Statement, Coal Mining Risk Assessment, Proposed Site Plan, Phase 1 Habitat Assessment, Noise Assessment, Proposed Site Plan, Proposed Floor Plan and Elevations. (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.

Cont....

Application No. 15/0705/FULL Continued

- 03) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 05) Prior to the 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.
- 06) 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.
- 07) 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.

Cont....

Application No. 15/0705/FULL Continued

- 08) Prior to the commencement of works associated with the development hereby approved, a 5-year hedgerow management plan, which shall include details of the timing of its implementation, shall be submitted to the Local Planning Authority for approval.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 09) The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
- 10) The driveway to serve the proposed development shall be not less than 3.65 metres wide and shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and be completed prior to the first occupation of the development hereby approved.
REASON: In the interests of highway safety.
- 11) 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.
- 12) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 13) The measures recommended in Noise Assessment for Planning Purposes - as per TAN11, shall be implemented before the development hereby approved is first occupied.
REASON: In the interests of the amenity of the occupiers of the development.

Advisory Note(s)

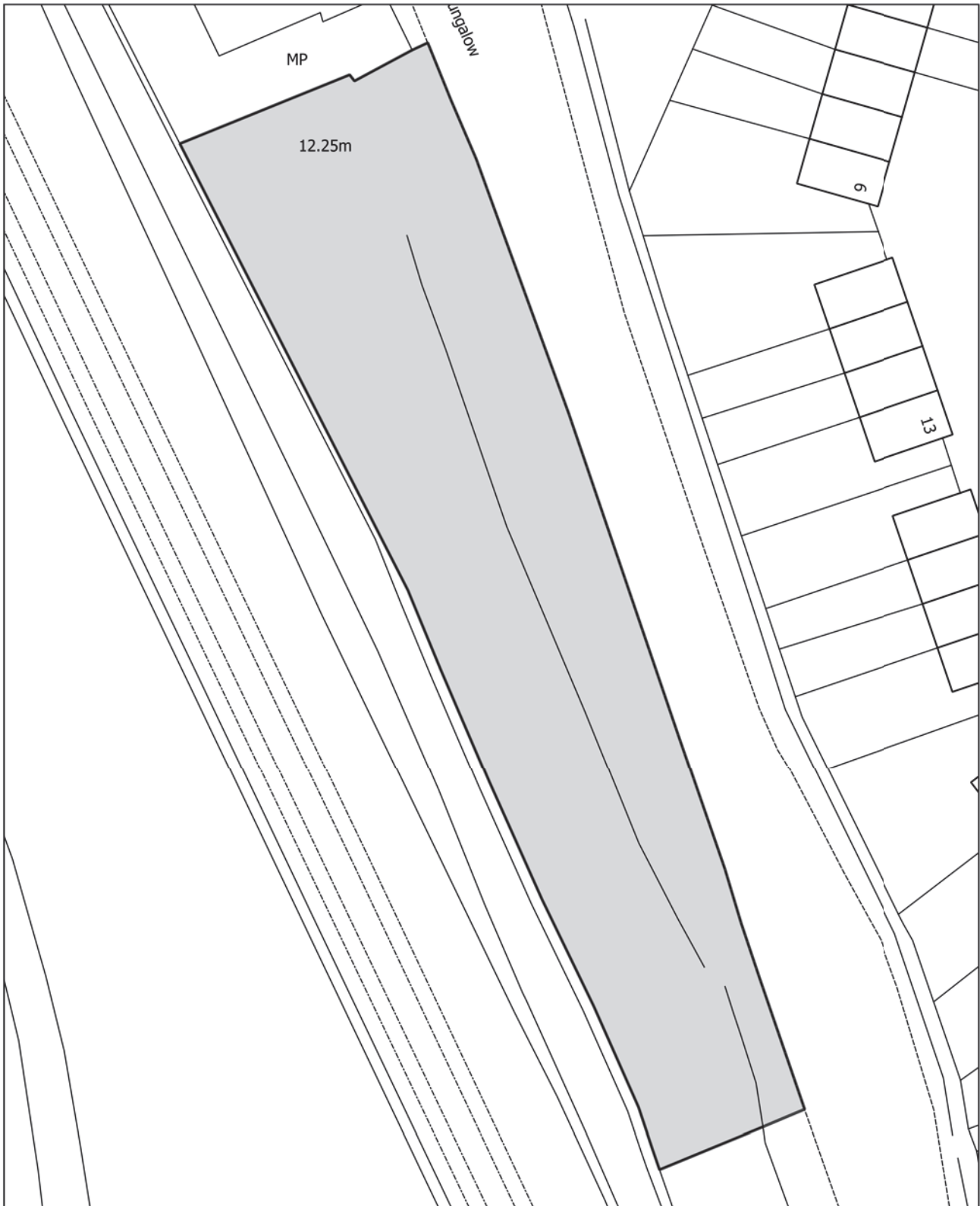
The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3 and CW4.

Cont....

Application No. 15/0705/FULL Continued

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0120/COU 15.02.2016	Mr N Starr 2 Clive Street Caerphilly CF83 1GE	Convert first-floor offices into residential apartments and provide stores on the ground floor Units A - E, Clive Chambers, 2A Clive Street & 2 Clive Street Caerphilly CF83 1GE

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is situated on the corner of Clive Street and Cardiff Road.

Site description: The application property is a two-storey modern building which has a modern retail frontage to Cardiff Road. The building is currently in a mixed use of A3 hot food take away to the ground floor with offices to the first floor and it is finished in a mixture of render and face brickwork. The building currently has a hipped apex roof and there is no additional land associated with the building. The building is situated within the principal retail area within Caerphilly, with retail premises to the ground floor of the majority of the surrounding buildings, many of which have either storage or residential accommodation at first floor level.

Development: The application seeks consent for internal alterations to the building in order to change the use of part of the building to residential. The internal alterations will create a small cycle store on the ground floor with three one bedroom flats and one two bedroom flat at first floor. Access will be created through an existing doorway to Clive Street.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

06/0235/FULL - Erect flue and air conditioning unit to elevation facing Clive Street - Refused 26.10.06.

P/06/0267 - Vary Condition (2) of planning consent P/02/0647 to extend opening hours to midnight (Mon. to Fri) - Granted 20.04.06.

Cont....

Application No. 16/0120/COU Continued

06/0665/FULL - Create a new mixed development containing town centre retail units, offices, residential apartments with a related health club and a public library facility - Granted 20.08.07.

11/0652/COU - Change the use from A1 shop to betting office within class A2 - Granted 06.12.11.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7 (Planning Obligations), SP14 (Total Housing Requirements), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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 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

Caerphilly Town Council - Raises objection with regard to the lack of off street parking.

Transportation Engineering Manager - No objection.

Principal Valuer - No objection.

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

Cont....

Application No. 16/0120/COU Continued

ADVERTISEMENT

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

Response: None.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Yes. Based on a floor area of 235.32 square metres a CIL amount of £9412.80 is payable.

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 the impact on highway safety with particular regard for off street car parking and whether the proposed use is compatible with surrounding land uses.

With regard to highway safety it is acknowledged that no off-street car parking will be provided as part of this development. However, it is felt that this proposal should be considered in light of the property's sustainable location within a Town Centre with easy access to a number of public facilities such as shops, schools, post office, bus and train services. It should also be noted that the lawful use of the property includes retail use to the ground floor with office accommodation to the first floor. Based on this the existing building would require more parking spaces than the proposed use. The Local Planning Authority also has to balance the lack of parking spaces against the need to maintain the vitality and viability of this Principal Town Centre.

Cont....

Application No. 16/0120/COU Continued

In that regard it is considered that bringing these currently vacant premises back into beneficial use, together with the increased traffic footfall to the town centre created by the occupiers of the flats would serve to meet the aforementioned need. As such it is considered that this outbalances the absence of parking spaces within the development.

With regard to the compatibility of the use it has already been stated that the use of part of the building for residential purposes would help to maintain the vitality and viability of the town centre. Also, it is not unusual in town centre locations to have flats above retail premises and as such it is not felt that it would unacceptable in this instance.

Comments from consultees: The comments of Caerphilly Town Council have been addressed above. No other objections were raised.

Comments from public: None.

Other material considerations: In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of suitably worded 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) Notwithstanding the approved plans, no apartment hereby approved shall be occupied until the bin store shown on the approved plans has come into beneficial use.
REASON: In order to ensure that adequate bin storage is provided in the interests of public health and residential amenity.

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.

Please find attached comments from Dwr Cymru/Welsh Water.



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0225/FULL 22.03.2016	Mr & Mrs Jones Colinton St Martin's Crescent Caerphilly CF83 1ER	Replace garage with workshop/games room extension Colinton St Martin's Crescent Caerphilly CF83 1ER

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Colinton is at the northern end of St Martins Crescent, Caerphilly.

House type: The property is a detached house on a generously sized plot at the head of the cul de sac. The site is located to the south-west of Caerphilly Town Centre within a predominantly residential area. St Martins Close is a group of 15 detached and semi-detached houses of varying architectural styles.

Development: It is proposed to build a single storey detached building within the curtilage containing a garage, workshop, games room, kitchenette and shower room. The design incorporates a flat roof and bi-fold glazed panels. The garage occupies the space of an existing garage that would be demolished.

Dimensions: The overall length of the building is 16.6m. The width of the garage is 5.6m and the width of the games room is 4.7m.

Materials: A smooth render wall finish with timber panel detail is proposed with a flat roof and dark grey aluminium framed windows.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

14/0228/FULL - Erect extensions with internal alterations and refurbishments - Granted 08.07.14.

Cont....

Application No. 16/0225/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement limits.

Policies: The following policies are relevant: CW2 (Amenity), CW3 (Highways) and supplementary planning guidance in LDP7 (Householder Development).

NATIONAL POLICY Planning Policy Wales 2016, and TAN 12 (Design) 2016.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield and an advisory note is recommended for any permission granted.

CONSULTATION

Dwr Cymru - Advice is provided for the developer.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a site notice and letters to 12 neighbouring properties.

Response: One response has been received.

Summary of observations: The letter raises concerns about loss of light, drainage and parking issues.

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 proposed development is unlikely to have a significant effect on crime and disorder in the local area.

Cont....

Application No. 16/0225/FULL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in the context of national policy and policies in the Caerphilly County Borough Council Unitary Development Plan up to 2021 adopted November 2012. The main issues are the design of the proposed building, car parking provision and amenity considerations.

Design

The modern design incorporating a flat roof, plain render walls with timber panels and glazed bi-fold doors is in keeping with the main house, which has been renovated in the same style. The proposed development accords with the guidance in Guidance Note 3 of LDP 7 and TAN 12.

Amenity

The neighbouring house has two windows in the ground floor side elevation facing the shared boundary. These would be within one metre of the new extension, which is also set at a slightly higher level. However there are also windows in the front and rear elevations of the same room in the neighbouring house. The height of the proposed building slopes from 2.3m to 2.7m and projects only marginally beyond the rear wall of the neighbour's house. The garage would replace an existing structure and is lower in height than the existing pitched roof garage. Taking into account that a structure up to 2.5m high could be built within 2m of the boundary under permitted development rights or a fence of up to 2m on the boundary, it is not considered that any loss of amenity would be sufficient to warrant refusal of the application. The proposed development is, therefore, considered to be in accordance with policy CW2 in the adopted LDP.

Car parking

The house has four/ five bedrooms. Two car parking spaces would be provided in the new garage and two spaces are available on the drive. Therefore, the proposal meets with the criteria in LDP 5 Car Parking Standards and is in accord with policy CW3.

Comments from consultees: No objections have been received.

Cont....

Application No. 16/0225/FULL Continued

Comments from public: Concern is raised about the following issues:

Loss of day light

Response: This is discussed above. It is not considered that loss of light to the windows facing the proposed extension would reduce the amenity of the neighbouring house to a degree that would warrant refusal of the application. The letter refers to a right to light as the windows have been in use for more than 20 years. This is a matter of common law and a separate issue from the planning application.

Drainage

Response: This is a matter that would be considered under the Building Regulations. However, a condition could be imposed on any planning permission granted requiring that details of the drainage arrangements be agreed before commencement of the works. This would avoid any issues caused by the difference in levels between the two properties.

Parking

Response: The proposal meets the relevant criteria for car parking standards in residential areas as discussed above.

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 development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
DWG AL(02)01 Proposed plans received on 9 March 2016
DWG AL(02)02 Proposed elevations received on 9 March 2016
DWG AL(02)10 Existing plans and elevations received on 9 March 2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Details of land drainage shall be submitted to and agreed in writing with the Local Planning Authority before the works commence and shall be carried out in accordance with the agreed details before the development is brought into use.
REASON: To ensure that there is adequate drainage.

Cont....

Application No. 16/0225/FULL Continued

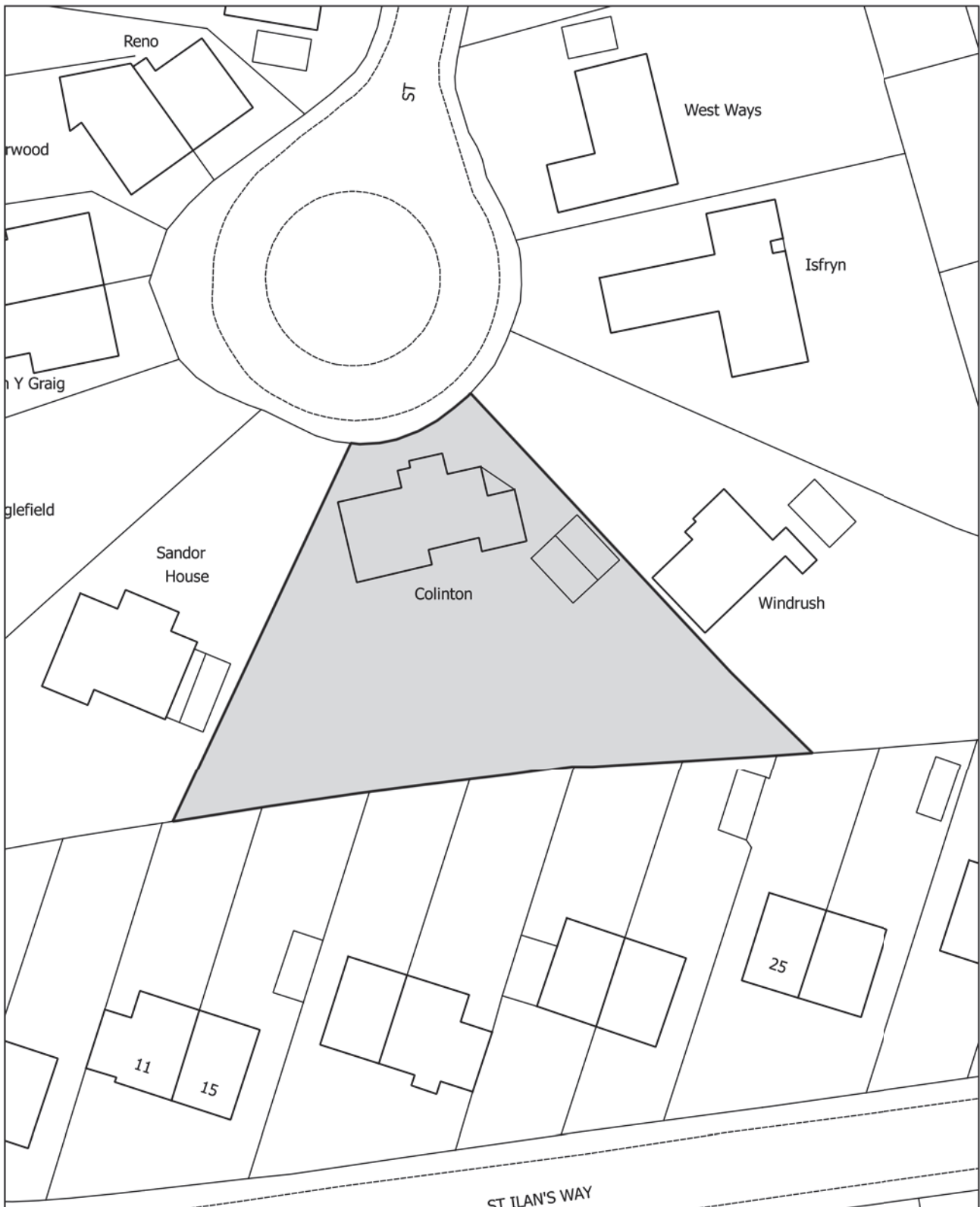
04) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling at the site subject of this consent.

REASON: For the avoidance of doubt as to the nature of the approved development and to ensure that the development is not occupied as a separate unit of accommodation.

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, LDP7.

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



Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0286/OUT 17.03.2016	Mr & Mrs G Howells Flat 130 Lauderdale Lauderdale Road London W9 1NG	Erect detached dwelling with associated access and groundworks School House Tabor Road Maesycwmmmer Hengoed CF82 7PU

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is situated on the junction of Tabor Road with Jenkin Street.

Site description: The application site forms part of the garden of School House, which is the former Headmaster's accommodation attached to Maesycwmmmer Primary School. It is a relatively flat parcel of lawned garden enclosed behind a stone wall with mature hedgerow above. There is a pedestrian access into School House from the frontage onto Tabor road with a vehicular access to the side onto Jenkin Street. School House is an imposing two storey Edwardian style building finished in stone with red brick quoins and a slate roof. The rear boundary of the site is also the boundary to the yard of the school with the pine end of the dwelling acting as the other boundary to the site. The garden is elevated above Tabor Road but is level with Jenkin Street at the rear.

Development: The application seeks outline planning consent for the erection of a single detached dwelling with all matters other than access reserved for future consideration. The indicative layout plan shows the provision of a dwelling adjacent to the Jenkin Street boundary of the site with a shared access for both dwellings off Jenkin Street. The proposal also shows the provision of three parking spaces per dwelling.

Dimensions: The proposed dwelling will have minimum dimensions of 7m by 6.5m by 5.6m high, with maximum dimensions of 9.5m by 10.5m by 7.9m high.

Materials: Not specified.

Ancillary development, e.g. parking: None.

Cont....

Application No. 16/0286/OUT Continued

PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

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).

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 - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

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

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

ADVERTISEMENT

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

Response: Two letters of objection were received. One from Maesycwmmmer Primary School and one from a local resident.

Cont....

Application No. 16/0286/OUT Continued

Summary of observations:

1. The close proximity of the vehicular access to the main entrance to the lower school building and the increase in traffic would create dangers to highway safety.
2. Part of the application site includes a building that houses the gas meters for the school.
3. The school boundary abuts the site.
4. The dwelling will cause loss of light and have an overbearing impact on the properties in Jenkin Street.
5. It will also lead to a loss of privacy to those dwellings.

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? Not at this stage because the application is in outline.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application seeks outline planning consent for residential development in a mainly residential area and as such the principle of development is acceptable. Therefore the main points to consider in the determination of this application are the objections raised which are considered in turn below: -

1. The proximity of the proposed access to the existing school access and the junction of Jenkin Street with both Tabor Road and North Road has been considered by the Transportation Engineering Manager and no objection is raised. It is considered that subject to conditions requiring improvements to the access and adequate levels of off street parking, the development would not cause dangers to highway safety that would warrant refusal of the application.

Cont....

Application No. 16/0286/OUT Continued

2. It is noted that the small storage building that houses the gas meters for the school is contained within the application site. Whilst the indicative site layout plan does not show the removal of this building, this would be a private matter between the two parties in any event. As such this is not a material planning consideration.
3. It is acknowledged that the application site has a common boundary with the school. The submitted plans do not propose to alter that boundary but in any event such a proposal would be unlikely to be acceptable in planning terms. However, this would be a matter for consideration at the reserved matters stage.
4. In that this is an outline application with all matters reserved for future consideration it is not yet known what the exact height of the dwelling would be. However, even with the maximum scale parameters given, it is not felt that the proposed dwelling would have any overbearing impact or cause a loss of light to neighbouring dwellings. The proposed dwelling is shown as being in the region of 13m away from the nearest property at number 2 Jenkin Street and this is considered to be sufficient distance to protect the amenity of those dwellings.
5. Again as this is an outline application the exact details of the fenestration of the proposed dwelling are not known. The dwelling can be designed such that no habitable room windows face directly onto the properties in Jenkin Street and a condition to that effect should be added to any consent granted.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

Other material considerations: In conclusion it is considered that the application is acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of appearance, landscaping, layout and scale(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont....

Application No. 16/0286/OUT Continued

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the appearance, landscaping, layout and scale, of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) The existing access shall be improved, in a manner to be agreed in writing with the Local Planning Authority before any works commence and be completed in materials as approved by the Local Planning Authority before the development is brought into beneficial use.
REASON: In the interests of highway safety.

Cont....

Application No. 16/0286/OUT Continued

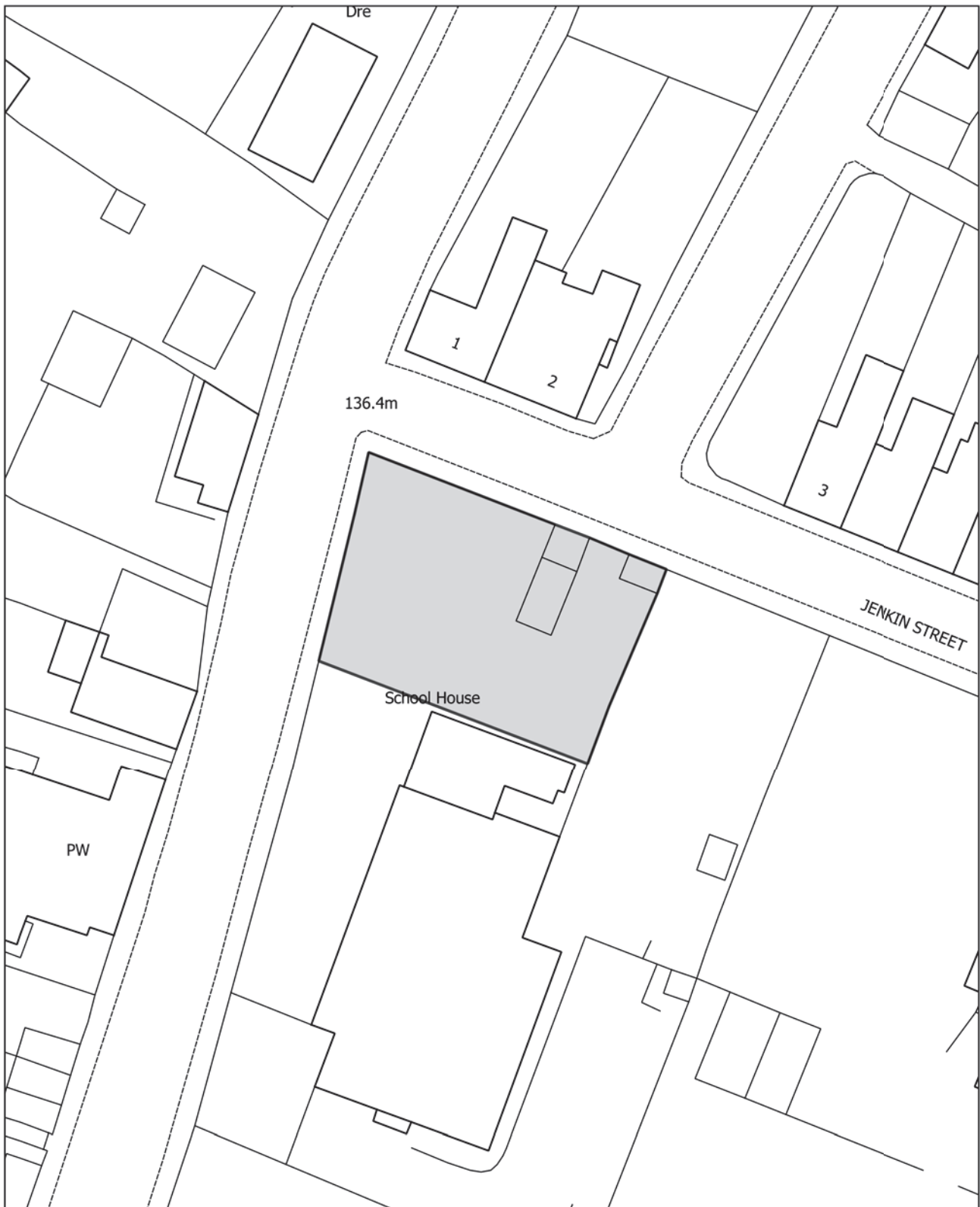
- 08) Parking throughout the development shall be provided in accordance with the requirements of LDP5 Car Parking Standards.
REASON: In the interests of highway safety.

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 and CW3.

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0293/OUT 23.03.2016	Mr Russell Turner C/o Asbri Planning Ltd Miss I Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Erection of one dwelling Land At Colliery Road Llanbradach Caerphilly

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land At Colliery Road, Llanbradach, Caerphilly.

Site description: The site is a broadly rectangular land parcel approximately 47 metres long by 25 metres wide. It is located to the east of Colliery Road Llanbradach, just to the north of existing commercial/industrial units. The site is partially screened by dense woodland which lies to the north and east of the site which is designated as ancient semi natural woodland and forms part of a Special Landscape Area. Colliery Road provides the western boundary to the site with woodland beyond and an access point for forestry track. The land falls sharply away to the east and south east as further industrial/commercial uses are located at a lower level than the application site on the Graddfa Industrial Estate. A railway line is located approximately 95m east of the site. The site is fenced off and has been partially used as a builder's yard and as such is considered to be previously developed land. It is a relatively flat land parcel with light scrub and some concrete slabs from former structures which have been demolished. The Nant Owen Field Site for Nature Conservation (SINC) lies approximately 70m north west of the site.

Development: Outline planning consent is sought in respect of the change of use of the land to residential purposes. The indicative details submitted indicate the construction of a single detached dwelling house with associated off-street parking provision. It is only access that has been requested to be considered at outline stage with matters of appearance, landscaping, layout and scale reserved for subsequent approval.

Dimensions: Dwelling Maximum 14.6m by 11.2m ridge height 6.35m.
Garage: 6.7m by 6.7m with ridge height of 5.1m.

Materials: Not specified.

Cont....

Application No. 16/0293/OUT Continued

Ancillary development, e.g. parking: On plot parking indicated within the indicative details.

PLANNING HISTORY 2005 TO PRESENT

14/0813/OUT - Change the use of land to residential use - Refused 17.06.15.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: SP5 (settlement boundaries), SP6 (place making), CW2 (amenity), CW3 (design considerations - highways), CW4 (Natural Heritage Protection), CW6 (Trees, Woodland and Hedgerow Protection) and CW15 (general locational constraints).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design, TAN 11: Noise.

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

Countryside And Landscape Services - The application site is within the current settlement boundary and immediately adjacent to the eastern boundary of the Mynydd Eglwysilian Special Landscape Area, It is an enclosed derelict / semi derelict site, which has previous been used for industrial use. There appears to be no significant vegetation growing on the site, though the site is adjacent to a large area of woodland, of which the area immediately adjacent to the north eastern and eastern site boundaries is designated as Ancient Semi Natural Woodland.

Cont....

Application No. 16/0293/OUT Continued

There are no objections to the principle of Residential development on this site. Should the application be approved careful consideration should be given to the treatment of the site boundaries, and to the method of working the site and storage of materials on the site during the development process, in order to secure an aesthetically pleasing means of enclosure and minimise the impact of the development upon the Ancient Semi Natural Woodland. These points can be addressed by suitably worded conditions.

Rights Of Way Officer - Footpath 46 in the community of Caerphilly abuts the site, and must remain free from obstruction at all times.

Natural Resources Wales - Offer no comment on application.

Transportation Engineering Manager - No objection subject to the following conditions:-

Colliery Road shall be improved in a manner to be agreed in writing with the LPA prior to beneficial occupation of the development first commencing. The improvements shall be in the form of providing suitable passing bays along Colliery Road south of the application site to its junction with Station Road along with a widening of Colliery Road to a minimum width of 4.1m across the frontage of the site.

Parking provision at the site shall accord with the requirements of LDP5 Car Parking Standards.

Head Of Public Protection - No objections subject to the attachment of conditions in relation to contamination.

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

Dwr Cymru - No objections.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 4 nearby premises.

Response: At the time of writing this report no responses had been received relative to the consultation exercise, however the consultation period had yet to elapse. Any representations received will be verbally reported to members at planning committee. The application was requested to be reported to committee by an elected member.

Summary of observations: None.

Cont...

Application No. 16/0293/OUT Continued

SECTION 17 CRIME AND DISORDER ACT

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

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? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Site lies within higher viability area within Llanbradach, however as this application is for outline permission CIL is not calculated at this stage.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main issues are considered to be the compatibility of the use with neighbouring land uses, noise, ecological and highway considerations.

A previous application on the site (14/0813/OUT) which included an indicative plan showing two dwellings was refused in June 2015 for two reasons;

1. Colliery Road is substandard in terms of its width, horizontal alignments and lack of pedestrian footways. The proposed additional use of this substandard access will create increased hazards to the detriment of highway safety. This would be contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, Technical Advice Note 12: Design (2014) and Planning Policy Wales (2014).
2. The application has not been accompanied by a Noise Assessment in accordance with the provisions of Technical Advice Note (Wales) 11: Noise, and the amenities of the proposed development cannot, therefore, be assessed in terms of compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and Technical Advice Note 11 (Noise).

Cont....

Application No. 16/0293/OUT Continued

The current application is for outline planning permission with access being considered and all other matters reserved for future consideration. The submitted indicative details provides a layout for one detached dwelling with a detached garage.

The land is located within the defined settlement boundary by Policy SP5 of the adopted Local Development Plan and neither the application site nor the commercial uses to the south are on allocated land. It is therefore considered that development of the site for residential use would be acceptable in principle subject to other material planning considerations.

The application has been supported by a noise survey and a transport assessment. The noise survey has considered the closest commercial uses which are adjacent to the southern boundary of the site identified within the report as Lyngar Scaffolding, Busy Bees Recycling and MCK Automotive as well as other sources of noise generation within the wider area which include the Rhymney to Cardiff Railway line and the A469. The noise survey focused on undertaken noise monitoring on the application site during the morning peak period which had been identified with the Council's Environmental Health Officer as the primary area of concern in relation to noise generation from the commercial uses to the south of the site which included a scaffolding company. The noise survey concluded that the monitoring indicated that there were no significant noise impacts on the site.

The Highway Authority objected to the previous application (14/0813) on the basis of the substandard Highway access to the site along Colliery Road. They have not objected to the current application but have requested that the applicant be required to improve Colliery Road to the south of the application site in relation to the provision of laybys. In considering this request regard has been had to recent planning decisions in the area. An application for a Cattery at Llanbradach Fawr Farm which lies approximately 1.8km to the north west of the current site was approved in October 2015. The Cattery would be accessed via Colliery Road with vehicles passing the site subject to this application and continuing northwards on Colliery Road. The Cattery application included details that it would employ an additional 2 part time staff amounting to 3 full time staff, and 3 part time staff as a result of the development. A condition was attached to the Cattery Permission requiring the improvement of Colliery Road and this condition referred to a drawing. That drawing showed a number of required improvements to Colliery Road for passing bays, however all of these improvements are shown to be located to the north of the current application site. No improvements were required south of the application site in the part of Colliery Road which runs down to the railway bridge and station road, Llanbradach.

Cont....

Application No. 16/0293/OUT Continued

The application has been supported by a Transport Assessment which has considered trip generation for a single dwelling. The Transport Assessment has sought to justify the development by assessing previous commercial/industrial uses on the application site. It is however known that part of the site was subject to a personal permission (P/97/0710) for use as a builder's yard and therefore it is not necessarily the case that the whole site could be brought back into commercial use without the need for planning permission. However noting the relatively low projected 6 daily vehicle movements associated with a single residential dwelling, the previous industrial use of the site and the recent Cattery permission which did not require improvement to the part of Colliery Road that the new dwelling would be served by, a condition requiring the introduction of passing bays along Colliery Road would be difficult to justify given the scale of the development proposed and likely associated traffic movement. The Highway Authority's request that improvements to the width of Colliery Road along the site frontage are reasonably related to the development.

The application is outside but adjacent to the Mynydd Eglwysilian Special Landscape Area with areas adjacent to the site being also designated as Ancient Semi Natural Woodland. The Council's Landscape Officer has offered no objections to the development but has advised that careful consideration of site enclosures and methods of working should be ensured to minimise the impact of the development on the adjacent designated woodland. The Council's Ecologist had offered no comments at the time of writing the committee report but had provided detailed comments in relation to the previous application on the same site and did not offer any objections to that application subject to the imposition of conditions in relation to protecting the woodland and providing ecological mitigation. It is considered appropriate to impose those previously requested conditions with minor amendments to reflect the change to one dwelling.

It is considered that with suitable conditions the impact of the development would be acceptable on the adjacent designated Woodland, the property would not be subject to unacceptable noise or nuisance from the surrounding land uses and residential use would be acceptable in this location. It is considered that the Highway implications for the development would be acceptable and the application is recommended for approval accordingly.

Comments from Consultees: Have been addressed within the body of this report.

Comments from public: None.

Other material considerations: None.

Cont....

Application No. 16/0293/OUT Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Notwithstanding the detail shown on the submitted plans, revised details of land drainage shall be submitted to and agreed in writing with the Local Planning Authority before any works commence on site. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 06) Parking throughout the development hereby approved shall be in accordance with Caerphilly Council Approved Supplementary Planning Guidance LDP5 - Car Parking Standards (November 2010).
REASON: In the interests of highway safety.

Cont....

Application No. 16/0293/OUT Continued

- 07) Notwithstanding the plans submitted prior to the commencement of works a scheme shall be submitted for the written approval of the Local Planning Authority detailing the widening of Colliery Road along the frontage of the site to a minimum width of 4.1m. The agreed scheme shall be implemented before the development hereby approved is first occupied.
REASON: In the interests of highway safety.
- 08) The development hereby approved shall be restricted to a single dwelling only.
REASON: To define the scope of the permission and the interests of highway safety.
- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 10) Prior to the commencement of development a scheme shall be submitted for the written approval of the Local Planning Authority detailing methods of working, protection measures and storage of materials having regard for the areas of Ancient Semi Natural Woodland which surround the site. The site shall be developed in full accordance with the agreed scheme.
REASON: To minimise the impact of the development on the adjacent ancient semi natural woodland.
- 11) Prior to the commencement of works on site, details of a buffer strip between the existing woodland and the development boundary shall be incorporated. The buffer strip should be a minimum of 1.5m wide from the woodland edge to the closest boundary treatment to prevent encroachment into the existing habitat.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and Policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation Planning (2009).
- 12) Prior to the commencement of development details of the lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure adequate protection to protected species.

Cont....

Application No. 16/0293/OUT Continued

- 13) 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 Land at Colliery Road, Llanbradach, 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.
- 14) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species in the new development at Land at Colliery Road, Llanbradach, 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.
- 15) 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.
- 16) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

Cont....

Application No. 16/0293/OUT Continued

- 17) 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.

Advisory Note(s)

Please find attached the comments of Rights of Way Officer, Countryside & Landscape Services, Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water that are brought to the applicant's attention.

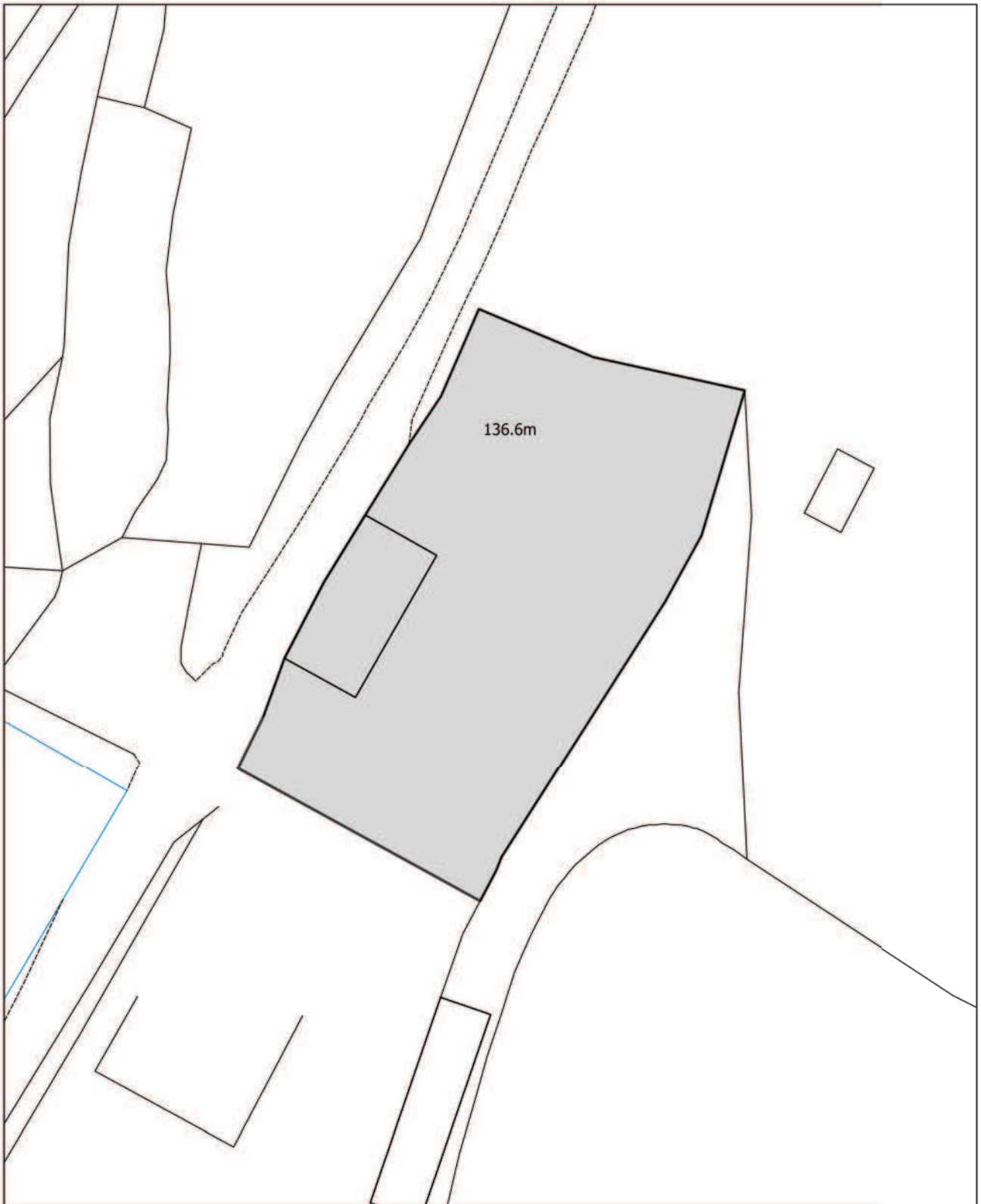
The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW3.

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

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

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

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



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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
15/0799/FULL 23.12.2015	Mr R Lawford 44 Burnet Drive Pontllanfraith Blackwood NP12 2FN	Erect extension 7 St Peters Drive Blackwood NP12 2ER	Refused 24.03.2016
16/0038/FULL 19.01.2016	Mr S Cullinane Ty Onnen School Street Deri Bargoed CF81 9GY	Erect a ground floor store with games room above and attached dog kennels Ty Onnen School Street Deri Bargoed	Granted 24.03.2016
16/0181/NMA 12.02.2016	Mr A Quartermaine 3 Heol-Yr-Ysbyty Caerphilly CF83 1TA	Seek approval of a non- material amendment to planning consent 14/0598/FULL (Erect rear conservatory) to reduce the conservatory in size by 500mm (depth) 3 Heol-Yr-Ysbyty Caerphilly CF83 1TA	Granted 24.03.2016
16/0185/NOTD 25.02.2016	Caerphilly County Borough Council Mr M Faulkner Tir-y-berth Depot New Road Tir-y-berth Hengoed CF82 8NR	Demolish a single-storey demountable office Caerphilly County Borough Council Building 656A Tir-y- berth Depot New Road	Prior Approval Not Required 24.03.2016
16/0070/FULL 29.01.2016	Mr G Morgan 13 Rhuddlan Court Hendredenny Caerphilly CF83 2UQ	Erect a two storey side extension 13 Rhuddlan Court Hendredenny Caerphilly CF83 2UQ	Granted 25.03.2016
16/0036/CLPU 19.01.2016	Mr R Ford 17 Meadow Crescent Caerphilly CF83 1JX	Obtain a Lawful Development Certificate for the proposed demolition of the existing conservatory and the erection of a new extension to the rear of the property 17 Meadow Crescent Caerphilly CF83 1JX	Granted 29.03.2016

16/0037/CLPU 19.01.2016	Mr C Joyce 1 Llwyncelyn Cottages Cefn-Porth Road Lisvane Cardiff CF14 0LB	Obtain a Lawful Development Certificate for the proposed construction of a new garage for residential use, accessed via existing driveway 1 Llwyncelyn Cottages Cefn-Porth Road Lisvane Cardiff	Granted 29.03.2016
16/0055/FULL 26.01.2016	Mr D Eddy 170 Stoneleigh Avenue Worcester Park Surrey KT4 8YA	Erect a two-storey side extension to dwellinghouse 22 Wellspring Terrace Pontymister Risca Newport	Granted 29.03.2016
16/0058/RET 27.01.2016	Mrs P L James Forge And Hammer Inn 5 & 6 White Hart Cottages Machen Caerphilly CF83 8QN	Retain the use from a public house to a private dwelling Forge And Hammer Inn 5 & 6 White Hart Cottages Machen Caerphilly	Granted 29.03.2016
16/0060/COND 27.01.2016	PCC Of St Martins Church St Martin's Road Caerphilly CF83 1EJ	Discharge conditions 2 (dust mitigation), 3 (noise mitigation) and 4 (drainage) and 6 (parking layout and turning area) of planning consent 13/0656/FULL (Modify vehicular entrance, extend car park, provide new small west door and improve access for tower door) St Martin's Church St Martin's Road Caerphilly CF83 1EJ	Decided - Discharge of Conditions 29.03.2016
16/0072/COND 01.02.2016	Mr W Lindsay Llanbradach Fawr Farm Llanbradach Farm Lane Llanbradach Caerphilly CF83 3QR	Discharge Conditions 2 (highway improvements), 3 (parking provision), 6 (drainage) & 7 (drainage) of planning consent 15/0054/FULL (Erect cattery) Llanbradach Fawr Farm Llanbradach Farm Lane Llanbradach Caerphilly	Decided - Discharge of Conditions 29.03.2016

16/0077/COND 02.02.2016	G2 Energy Renewable Developments Mr P Hill 25 Osier Way Olney Way Olney Buckinghamshire MK46 5FP	Discharge Conditions 5 (data monitoring) and 10 (traffic management plan) of planning permission 15/0316/FULL (Erect a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation and temporary construction compound) Groesfaen Farm Groes-Faen Terrace Bargoed CF81 9GH	Decided - Discharge of Conditions 29.03.2016
16/0010/FULL 07.01.2016	Mr G Champion Tabernacle Baptist Church High Street Newbridge Newport	Construct steelwork fire escape to the existing side elevation, provide new door openings formed in the existing wall, replace existing upvc windows and block up several units Tabernacle Baptist Church High Street Newbridge Newport	Granted 30.03.2016
16/0019/RET 12.01.2016	Mr P Parr 20 Melin Street Cwmfelinfach Newport NP11 7GZ	Retain a single-storey garage 18 Mill Street Cwmfelinfach Newport NP11 7HH	Granted 30.03.2016
16/0054/NCC 25.01.2016	Lidl UK GmbH C/o Walsingham Planning Mr N Scott Brandon House King Street Knutsford Cheshire East WA16 6DX	Vary Condition 8 of planning consent 10/0162/NCC (Vary Condition (8) of Planning Permission P/99/1034 not to open to customers before 0800 hours or after 2100 hours on any day) in order to provide uniform servicing hours Lidl UK GmbH 1 Commercial Street Pontymister Risca	Granted 30.03.2016
16/0100/FULL 01.02.2016	Mr B Sterio 1 Bryn lfor Penyrheol Caerphilly CF83 2BT	Erect a side extension with a pitched roof to enlarge kitchen and erect a rear extension with a flat roof to enlarge bedroom 1 Bryn lfor Penyrheol Caerphilly CF83 2BT	Granted 30.03.2016
16/0099/ADV 03.02.2016	Waunfawr Primary School Mrs J Cueto Waunfawr Road Crosskeys Newport NP11 7PG	Erect a flag pole Waunfawr Primary School Waunfawr Road Crosskeys Newport	Granted 30.03.2016

15/0557/FULL 24.08.2015	GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn Newport NP11 7NL	Erect 3 No. buildings for use as a general waste transfer station, a non-ferrous storage processing unit and a storage building for the W.E.E.E. processing unit GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn	Granted 31.03.2016
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 3 no. three bedroom dwellings Oakdale Hotel Central Avenue Oakdale Blackwood	Granted 31.03.2016
16/0011/FULL 11.01.2016	Welcome Care Home Ltd Messrs S & M Ali 130C Cranbrook Road Ilford Essex IG1 4LX	Erect a two-storey rear extension Millview House Lodge New Bryngwyn Road Newbridge Newport	Granted 31.03.2016
16/0033/COU 18.01.2016	Celt Experience Unit 2E Pontygwindy Road Caerphilly CF83 3HU	Change the use of vacant A1 retail use to mixed use A1 alcohol sales with ancillary A3 element to involve consumption of alcohol on the premises 95B Cardiff Road Caerphilly CF83 1FQ	Granted 31.03.2016
16/0082/COND 04.02.2016	Mr G Curnell Cwm Farm Blackbrook Road Caerphilly CF83 1NF	Discharge Conditions 6 (parking) and 7 (archaeological survey) of planning application 13/0688/COU (Convert old stone barn/old coaching house into a four bedroom dwelling and integrated livery yard office) Cwm Farm Watford Road To Blackbrook Road Caerphilly CF83 1NF	Decided - Discharge of Conditions 31.03.2016

16/0083/NCC 04.02.2016	Mr D Rock 7 Heol-Y-Beddau Caerphilly CF83 1AH	Vary Condition 1 of Planning Consent 11/0036/FULL (Renew unexpired Planning Consent P/05/0379, approved under Appeal Ref. APP/K6920/A/05/1193325 to erect detached domestic garage) to extend the period of time within which the development can commence by a further five years 7 Heol-Y-Beddau Caerphilly CF83 1AH	Granted 31.03.2016
15/0727/FULL 18.11.2015	Mrs E Morris Pennar-Villa Tonypistyll Road New Bethel Mynyddislwyn Blackwood NP12 2AY	Erect single-storey granny annexe Pennar-Villa Tonypistyll Road New Bethel Mynyddislwyn	Granted 01.04.2016
16/0030/RET 18.01.2016	Miss K Williams 14 Upland Road Springfield Pontllanfraith Blackwood NP12 2NF	Retain and complete the replacement porch and erect a side extension for a bike/shed store 14 Upland Road Springfield Pontllanfraith Blackwood	Granted 01.04.2016
16/0106/FULL 05.02.2016	Mr R Kelk Penmaen House Penmaen Oakdale Blackwood NP12 0DT	Construct a two-storey detached house and detached garage Land At Penmaen House Penmaen Oakdale Blackwood	Refused 01.04.2016
16/0088/FULL 08.02.2016	Mr G Evans 24 Cemaes Road Croespenmaen Newport NP11 3GQ	Erect new build dwelling Plot 4 Bedwelty Road Aberbargoed CF81 9DL	Granted 04.04.2016
16/0089/FULL 08.02.2016	Mr K Noble-Partridge 21 Sunnyview Argoed Blackwood NP12 0AL	Erect a first-floor extension to the rear elevation 21 Sunnyview Argoed Blackwood NP12 0AL	Granted 04.04.2016
16/0094/FULL 08.02.2016	Mr H Thomas 21 Llanfabon Road Nelson Treharris CF46 6PF	Erect a single-storey rear extension 21 Llanfabon Road Nelson Treharris CF46 6PF	Granted 04.04.2016

16/0211/NMA 07.03.2016	Mr G Hughes 11 Hengoed Road Penpedairheol Hengoed CF82 8BQ	Seek approval of a non-material amendment to planning consent 15/0446/FULL (convert attic) to change the finishing material from hanging tile to render 11 Hengoed Road Penpedairheol Hengoed CF82 8BQ	Granted 04.04.2016
15/0389/FULL 08.06.2015	Lisvane Riding School Ltd Mr R Dent Forest View Rudry Road Lisvane Cardiff CF14 0SN	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 Lisvane Riding School Ltd Forest View Rudry Road Lisvane	Refused 05.04.2016
15/0697/LBC 30.10.2015	Ms S Dudden Hill House 59 Garden Suburbs Pontywaun Newport NP11 7GD	Remove/demolish the single brick ground floor interior load bearing wall currently separating the existing kitchen and adjoining room Hill House 59 Garden Suburbs Pontywaun Newport	Granted 05.04.2016
15/1109/NOTA 05.11.2015	Roger North Long & Partners Mr R Davies 5 Neptune Court Vanguard Way Cardiff CF24 5PJ	Restore existing barn and alter the front elevation so that it includes two windows and one door to replace the existing two doors and one window Ty Isaf Farm Pandy-Mawr Road Bedwas Caerphilly	Notification - Details Approved 05.04.2016

15/1181/COND 30.11.2015	Pearmat Solar 4 Ltd Miss Y Qin 55 Baker Street London W1U 7EU	Discharge Conditions 3 (existing finishes), 4 (substation materials) & 5 (parts a and b) (hard and soft landscaping), 6 (construction environmental management plan), 7 (habitat management), 12 (noise), 18 (delivery management), 19 (scheme to prevent mud) and 20 (vehicular access) of planning consent 15/0433/FULL (Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras) Pen-y-fan Farm Pen-y-fan Farm Lane Manmoel Blackwood	Decided - Discharge of Conditions 05.04.2016
16/0103/COND 09.02.2016	Mr M Hares 30 Brynglas Avenue Pontllanfraith Blackwood NP12 2DB	Discharge Condition 1 (engineering details) of planning consent 15/0586/RET (Retain wall and hardstanding to the rear of the property) 30 Brynglas Avenue Pontllanfraith Blackwood NP12 2DB	Decided - Discharge of Conditions 05.04.2016
14/0745/LBC 20.10.2014	Ms M Witty The Coach House, Rhyd Y Gwern Farm, Draethen Newport Gwent NP10 8GJ	Convert existing barn into habitable dwelling The Smithy Land Adjacent To The Coach House Rhyd Y Gwern Lane Draethen	Granted 06.04.2016
16/0064/FULL 01.02.2016	Mr S Gray 22 High Close Nelson Treharris CF46 6HJ	Construct a two-storey extension to the side of dwelling and a single-storey extension to the rear 22 High Close Nelson Treharris CF46 6HJ	Granted 06.04.2016

16/0096/COU 02.02.2016	Trustees Of Hallventure Pension Fund C/o Eastgate Market Street Caerphilly CF83 1NX	Change the use from offices to residential 2 North View Terrace Caerphilly CF83 1PE	Granted 07.04.2016
16/0107/FULL 11.02.2016	Ms J Heath 24 Charles Street Caerphilly CF83 3AQ	Erect porch/w.c. single-storey extension 24 Charles Street Caerphilly CF83 3AQ	Granted 07.04.2016
16/0109/FULL 11.02.2016	Mrs K Mathews 39 Graig-Y-Fedw Abertridwr Caerphilly CF83 4AR	Erect a single-storey rear extension 39 Graig-Y-Fedw Abertridwr Caerphilly CF83 4AR	Granted 07.04.2016
16/0110/FULL 11.02.2016	Norgine Limited Tir-y-berth Industrial Estate New Road Tir-y-berth Hengoed CF82 8SJ	Erect a two-storey rear corridor extension Norgine Ltd 7 Tir-y-berth Industrial Estate New Road Tir- y-berth	Granted 07.04.2016
16/0040/NMA 18.01.2016	Mr W Pole 10 Y Dolydd Watford Caerphilly CF83 1NT	Seek approval of a non- material amendment to planning consent 15/0415/FULL (Erect two- storey rear extension) for an extra window to be added in the ground floor extension and for a balcony to be added to the first floor with French doors 10 Y Dolydd Watford Caerphilly CF83 1NT	Refused 08.04.2016
16/0049/COU 21.01.2016	Miss P Powis 28 Glanhwy Road Wyllie Blackwood NP12 2HN	Change the use to residential Former Post Office 28 Glanhwy Road Wyllie Blackwood	Granted 08.04.2016
16/0113/FULL 12.02.2016	Mr & Mrs A & C Smith 3 Llwybr Y Coetir Caerffili CF83 3SS	Erect a conservatory to the rear of the property 3 Llwybr Y Coetir Caerffili CF83 3SS	Granted 08.04.2016
16/0115/FULL 12.02.2016	Mrs M Davey 22 Garden Street Llanbradach Caerphilly CF83 3LZ	Extend the existing rear/side extension 22 Garden Street Llanbradach Caerphilly CF83 3LZ	Granted 08.04.2016

15/0797/FULL 18.12.2015	CCBC Engineering Projects Group Mr K Kinsey Ty Duffryn Duffryn Business Park Ystrad Mynach CF82 7TW	Construct new reinforced concrete retaining walls and lined concrete channel south of Abercarn Aqueduct and carry out remedial works and measures to Abercarn Aqueduct comprising of a lined concrete channel, vegetation clearance and localised repairs/repointing of existing masonry parapets Monmouthshire And Brecon Canal Twyncarn Road Crosskeys Newport	Granted 11.04.2016
16/0098/FULL 02.02.2016	Mrs J Hook 24 Banalog Terrace Hollybush Blackwood NP12 0SF	Erect a first-storey rear extension 24 Banalog Terrace Hollybush Blackwood NP12 0SF	Granted 11.04.2016
16/0119/FULL 15.02.2016	Miss K Pitt Trevor Villa Southend Terrace Pontlottyn CF81 9RL	Erect a two-storey rear extension 92 Greenfield Street New Tredegar NP24 6LH	Granted 11.04.2016
16/0141/NMA 03.03.2016	Tealing Solar Parks Ltd C/o Agent	Seek approval for non-material amendment to original planning consent 15/0451/FULL to vary condition 21 (to reconfigure internal access tracks route, to revise the sub-station and transformer locations and provide additional access gates in fence) and vary condition 26 (to allow a twenty five year use of the site for energy production plus six months decommissioning) Land At Pen-Yr-Heol-Las Manmoel Road Manmoel NP12 0RQ	Granted 11.04.2016
16/0093/FULL 08.02.2016	Mr M Jones 4 Great Western Cottages Hollybush Blackwood NP12 0SB	Erect a ground floor single- storey extension 4 Great Western Cottages Hollybush Blackwood NP12 0SB	Granted 12.04.2016

16/0129/COND 17.02.2016	Mr M Jones C/o CLC 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Discharge condition 3 (drainage) of planning application 15/0405/RM (Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in regard to planning application 14/0795/NCC (Erect two detached dwellings)) Land Adjacent 12 Mountain Road Caerphilly CF83 1HJ	Decided - Discharge of Conditions 12.04.2016
16/0279/NOTD 15.03.2016	United Welsh Housing Association Ltd C/o Asbri Planning Limited Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Demolish former hotel and public house The De-Winton De Winton Terrace Llanbradach Caerphilly	Notification - Details Approved 12.04.2016
16/0105/COND 05.02.2016	Mrs A Lessimore 2 Oakdale Terrace Penmaen Oakdale Blackwood NP12 0DF	Discharge Conditions 5 (floor levels), 9 (boundary treatment), 11 (bat roost provision), 12 (bird enhancement), 13 (glazing) and 14 (tree protection) of planning application 15/0126/FULL (Erect dormer bungalow with parking) 19A Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Decided - Discharge of Conditions 14.04.2016
16/0117/FULL 13.02.2016	Mr S Hurley 34 Sunningdale Caerphilly CF83 1BB	Erect a bedroom extension at first floor level 34 Sunningdale Caerphilly CF83 1BB	Granted 15.04.2016
16/0123/NCC 16.02.2016	Mr L Telles 54 Coed Celyn Drive Abercarn Newport NP11 5AU	Vary Condition 3 of planning consent P/05/0154 to convert integral garage into a living room 54 Coed Celyn Drive Abercarn Newport NP11 5AU	Granted 15.04.2016

16/0137/ADV 19.02.2016	Bonmarche Jubilee Way Wakefield West Yorkshire WF4 4SJ	Erect one internally illuminated facia sign and one internally illuminated projecting sign Bon Marche Unit A 139 High Street Blackwood	Granted 15.04.2016
16/0140/FULL 19.02.2016	Mr M Wilkes 24 Shannon Close Pontllanfraith Blackwood NP12 2FW	Erect a single-storey lean-to extension to the rear, erect a two-storey extension to the side and part rear and erect a single-storey extension to the front 24 Shannon Close Pontllanfraith Blackwood NP12 2FW	Granted 15.04.2016
16/0149/NMA 18.03.2016	Mr T Morgan 5 Twyn College Cottages Pentwyn-mawr Newport NP11 3NS	Seek approval of a non- material amendment to planning consent 10/0233/FULL (Erect two- storey extension to the front of the property) to alter the requirements for the provision of access for bats 5 Twyn College Cottages Pentwyn-mawr Newport NP11 3NS	Granted 15.04.2016
15/1196/RET 09.12.2015	Mr R Gor Llechwen Hall Hotel Craig-Evan-Leyshon Common Road Nelson Pontypridd CF37 4HP	Retain the change of use of the existing jailhouse building to a conference room, including all necessary structural repairs associated with the works Llechwen Hall Hotel Craig- Evan-Leyshon Common Road Nelson Pontypridd	Refused 18.04.2016
16/0104/FULL 05.02.2016	Mr J Powell Cefn Coch Ganol Cefn-Coch Farm Lane Trinant Newport NP11 3AX	Erect a single-storey sun lounge/porch extension Cefn Coch Ganol Cefn-Coch Farm Lane Trinant Newport	Granted 18.04.2016
16/0133/COU 18.02.2016	Top Homes Ltd 65 Caerphilly Road Senghenydd Caerphilly CF83 4FS	Change the use from a C3 single dwelling to a house of multiple occupancy with double and single-storey rear extension 65 Caerphilly Road Senghenydd Caerphilly CF83 4FS	Refused 18.04.2016

16/0143/FULL 19.02.2016	Mr K James 27 Corbett Grove Caerphilly CF83 1SZ	Erect a single-storey side extension with alterations 27 Corbett Grove Caerphilly CF83 1SZ	Granted 18.04.2016
16/0145/FULL 19.02.2016	Mrs T Terry Brookside Pleasant View Treharris CF46 5LS	Erect a one bedroom dwelling Land At Pengam Road Urban Lane Ystrad Mynach Hengoed	Granted 18.04.2016
15/0163/FULL 06.03.2015	Admiral Building Solutions Mr P Griffiths Office 18 Bedwas Court Bedwas House Industrial Estate Caerphilly CF38 8HX	Erect an extension to existing cafe to provide additional seating area 24 Penallta Road Ystrad Mynach Hengoed CF82 7AN	Granted 19.04.2016
15/0659/FULL 09.08.2015	Hartpark Ltd Mr S L Khan Highfields Nursing Home Highfields Lane Blackwood NP12 1SL	Erect a single-storey extension accommodating extended laundry room plus a store room Highfield Nursing Home Highfields Lane Blackwood NP12 1SG	Granted 19.04.2016
16/0056/FULL 26.01.2016	Mr C Coombs 1 Graddfa Villas Colliery Road Llanbradach Caerphilly CF83 3QR	Erect extension 1 Graddfa Villas Colliery Road Llanbradach Caerphilly	Granted 19.04.2016
16/0078/COND 02.02.2016	Mr S Pipkin Telegraph House Calenick Street Truro Cornwall TR1 2SF	Discharge condition 19 (drainage), condition 20 (proposed watercourse) and condition 22 (ground conditions and foundation design) of planning consent 13/0483/FULL (Install three wind turbines) approved on appeal (APP/K6920/A/14/2221852) Land At Bryn-Oer Merthyr Road Rhymney	Decided - Discharge of Conditions 19.04.2016

16/0084/COU 05.02.2016	Pride In Care Ltd Mr N Hobbs Newport House Abertysswg Road Rhymney Tredegar NP22 5AE	Change the use from family home to small residential care home for five service users Newport House Abertysswg Road Rhymney Tredegar	Granted 19.04.2016
16/0087/FULL 08.02.2016	Mr D Powell 40 Heol Trecastell Caerphilly CF83 1AE	Convert loft and provide a flat roof rear dormer 40 Heol Trecastell Caerphilly CF83 1AE	Granted 19.04.2016
16/0090/COND 08.02.2016	Newman Builders Ltd Mr J Newman Garlane House Reservoir Road Beaufort Ebbw Vale Blaenau Gwent NP23 5PG	Discharge conditions 8 (parking materials) and 11 (imported materials) of planning consent 13/0756/FULL (Erect disabled bungalow and associated external works) Land Adj To 27 Oakfield Street Llanbradach Caerphilly	Decided - Discharge of Conditions 19.04.2016
16/0095/COU 08.02.2016	Solas C/o WYG Planning And Environment Mr J Hurley 5th Floor Longcross Court 47 Newport Road Cardiff CF24 0AD	Change the use to temporary supported living accommodation and associated works Llys Tabernacle Church Street Rhymney NP22 5HS	Granted 19.04.2016
16/0108/FULL 11.02.2016	Ocean Community Services Ltd 5th Floor Harlech Court Bute Terrace Cardiff CF10 2FE	Demolish existing extensions to the rear and replace with a new two-storey extension and a single-storey lean-to extension and demolish the existing front bay window and replace with a new bay and canopy over 18 Ludlow Street Caerphilly CF83 1GG	Granted 19.04.2016
16/0116/FULL 13.02.2016	Mr A Lees 22 Heol Cwarrel Clark Caerphilly CF83 2NE	Erect a part single-storey and part two-storey side extension Blaen Cwmdows Blaen-Cwmdows Farm Lane Newbridge Newport	Refused 19.04.2016
16/0118/FULL 15.02.2016	Mrs M Eades Cwm Cylla Heol-Y-Felin Cefn Hengoed Hengoed CF82 8FL	Refurbish property including a replacement roof and porch Cwm Cylla Bungalow (2) Heol-Y-Felin Cefn Hengoed Hengoed	Granted 19.04.2016

16/0128/FULL 17.02.2016	Natural Resources Wales C/o Ove Arup And Partners Limited Arup 4 Pierhead Street Cardiff CF10 4QP	Redesign and construct one new flood defence and modify one existing flood bund, along the northern bank of the River Ebbw, as part of the Risca Flood Risk Management Scheme, plus associated engineering operations and landscape works Land On The Northern Bank Of The River Ebbw Between Crosskeys And Pontymister Risca Newport	Granted 19.04.2016
16/0131/COU 17.02.2016	Mr M Hughes 10 Hillary Rise Pontywaun Abercarn NP11 7GL	Change the use from an agricultural barn to a residential dwelling Barn At Grid Ref 320785 195905 Cefn Pennar Lane Pant-yr-resk Mynyddislwyn	Granted 19.04.2016
16/0132/FULL 17.02.2016	Mr K J Dicks 5 Coed Mawr Ystrad Mynach Hengoed CF82 7DH	Erect a two-storey rear extension 5 Coed Mawr Ystrad Mynach Hengoed CF82 7DH	Granted 19.04.2016
16/0135/FULL 19.02.2016	Mr A Murphy 89 Bailey Street Deri Bargoed CF81 9HW	Erect two-storey rear extension and provide additional windows to front elevation 120 Bailey Street Deri Bargoed CF81 9HX	Granted 19.04.2016
16/0177/FULL 23.02.2016	Mr & Mrs C Joyce 1 Llwyn Celyn Cottages Cefn Porth Road Lisvane Cardiff CF14 0LB	Erect new stables and create an all weather turn out area Land Adjacent To Ty Gawla Bach Rudry Road Rudry Caerphilly	Granted 19.04.2016

15/0649/NCC 20.10.2015	The Villagers Central Avenue Oakdale Blackwood NP12 0DX	Vary Condition 1 of planning consent 10/0422/FULL (Demolish existing building and construct two, two-storey detached houses with additional accommodation in the roof space and two detached double garages at rear) to extend the period within which the development can commence for a further five years The Villagers Central Avenue Oakdale Blackwood	Granted 20.04.2016
15/0726/FULL 18.11.2015	Mr M Vest Highways Merthyr Road Rhymney Bridge Llechryd Tredegar NP22 5QG	Erect single-storey extension for granny annexe Highways Merthyr Road Rhymney Bridge Llechryd	Granted 20.04.2016
16/0071/FULL 29.01.2016	Mr M Preece 48 Clos Enfys Caerphilly CF83 1SB	Convert roof space incorporating an increase in ridge height and construction of two rear dormer windows to provide two additional bedrooms and a bathroom 48 Clos Enfys Caerphilly CF83 1SB	Granted 20.04.2016

16/0068/COND 01.02.2016	Biffa Waste Services Ltd Mr M Harty Rixton Old Hall Manchester Road Rixton Warrington WA3 6EW	Discharge of condition 4 (scheme for prevention of mud and debris on the public highway) and condition 7 (scheme for noise, dust, odour control) of planning consent 15/0531/FULL (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	Decided - Discharge of Conditions 20.04.2016
16/0125/NCC 16.02.2016	Endurance Wind Power Mr S Barber Unit 314 Hartlebury Trading Estate Hartlebury Worcestershire DY10 4JB	Vary condition 18 of 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) to micro-site the turbine 9.1m further east into the open field Cefn-y-brithdir Farm Mountain Road Cefn-Y-Brithdir To Tirphil Brithdir New Tredegar	Granted 20.04.2016
16/0218/COND 17.02.2016	Mr L P Lazarou Lanwood House White Hart Machen Caerphilly CF83 8QQ	Discharge Condition 7 of planning consent 14/0019/FULL (Erect detached dormer bungalow with car port) Land Adjoining Ty'n Derwen White Hart Machen	Decided - Discharge of Conditions 20.04.2016
16/0139/FULL 19.02.2016	Mrs C Williams 11 Waunfawr Park Road Crosskeys Newport NP11 7PH	Erect a two-storey rear extension 11 Waunfawr Park Road Crosskeys Newport NP11 7PH	Granted 20.04.2016

16/0183/OUT 24.02.2016	Llanover Estates Mr M Lennon C/o Oakdale Design Wales Ltd Mr M Cullen Regency Buildings North Road Newbridge NP11 4AB	Erect three detached dwellings with associated off road parking Land At Tynewydd Terrace Newbridge Newport NP11 4LW	Granted 20.04.2016
16/0188/FULL 25.02.2016	Mr J Hooper Woodlands Pant-yr-resk Road Abercarn Newport NP11 4TB	Erect a two-storey side extension to detached dwelling Woodlands Pant-yr-resk Road Abercarn Newport	Refused 21.04.2016
16/0190/FULL 26.02.2016	Dr M Ali Greenways Sunnybank Road Blackwood	Provide alterations to planning consent 12/0499/NCC (erect two-storey side extension for ten additional bedrooms, two bathrooms, hair salon, medical room, staff room and store) by increasing the footprint by 1.50m to provide fire exit, glazing the existing foyer and reducing the ground floor to seven bedrooms and lounge Millbrook Residential Home Gelligroes Road Pontllanfraith Blackwood	Granted 22.04.2016
16/0191/FULL 26.02.2016	Mrs Smith 10 Broadmead Pontllanfraith Blackwood NP12 2NL	Construct liftwell to front garden 10 Broadmead Pontllanfraith Blackwood NP12 2NL	Granted 22.04.2016
16/0219/FULL 26.02.2016	Mr M Parker The Old Bakery R/O 53 Shingrig Road Nelson Treharris CF46 6DY	Erect a single-storey extension, replace roof structure with dormers at first floor level to provide habitable accommodation and reduce the width of the existing bungalow 13 Lon Isaf Caerphilly CF83 1BT	Granted 22.04.2016

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

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw	Seeking clarification about the status of the application.
13/0667/NCC 13.09.13	Vary Condition 1 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) to extend the period within which the development can commence at Suflex Estate Newport Road Pontymister Risca	Awaiting information about flooding.
13/0726/FULL 08.10.13	Erect two bay extension to existing storage building at Robert Price (Builders Merchants) Ltd, 145 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.
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.
15/0278/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	Subject to further discussion and consideration.
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	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.
15/0705/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.
15/1175/FULL 25.11.15	Erect B1/B2/B8 units together with associated parking/servicing At Phase 5 Dyffryn Business Park, Ystrad Mynach Hengoed.	Awaiting wildlife information.
15/1276/FULL 23.12.15	Erect three vertical axis turbines 31.5m in height (to tip) which will be connected via underground cables to an existing transformer house at Penyfan Leisure Park Manmoel Road Manmoel Blackwood	Awaiting landscape impact information.

16/0005/COND 04.01.16	Discharge conditions 1 (time), 2 (surface materials), 3 (habitats/species), 4 & 5 (updated mitigation and compensation delivery plan), 6 (parking), 7 (car park materials), 8 (tree protection), 9 (external lighting), 10 (landscaping), 11 (vegetation), 12 (flood evacuation), 13 (underground strata) and 14 (approved plans) of planning consent 15/0332/FULL (Erect extension to existing building) at Tab Life Centre Tram Road Pontllanfraith Blackwood	Awaiting views of consultees.
16/0009/COND 07.01.16	Discharge Conditions 2 (land drainage), 5 (wind turbine data), 7 (shadow flicker), 8 (Traffic Management Plan), 9 (highway survey), 10 (access route), 11 (switchgear housing), 12 (reptile mitigation strategy), 13 (archaeological written scheme of investigation) and 16 (anti-collision lighting) of planning consent 15/0499/FULL (Erect a single wind turbine of max 77m to tip, along with associated infrastructure including an access track and electrical housing) at Castell Llwyd Farm Heol Las Nelson Treharris	Subject to further discussion and consideration.
16/0016/NCC 08.01.16	Vary condition 1 of planning consent 2/06678 (Quarrying of Grit stone. 8.5 hectares) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Subject to further discussion and consideration.
16/0017/NCC	Vary condition 1 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Subject to further discussion and consideration.
16/0026/CON 13.01.16	Discharge Conditions 8 (remediation strategy) and 12 (acoustic glazing and passive ventilation) of planning permission 09/0469/OUT (Erect residential development with associated vehicle access, car parking and services, other ancillary uses and activities) at Land At Former Coal Yard Llancaiach View Nelson Treharris	Awaiting views of consultees.

<p>16/0069/CON 01.02.16</p>	<p>Discharge Condition 12 (external lighting), Condition 13 (wheel and road washing), Condition 14 (surface water drainage), Condition 15 (slurry pipeline), Condition 16 (landscaping), Condition 18 (construction method statement) and Condition 20 (odour management) of planning permission 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed</p>	<p>Awaiting views of consultees.</p>
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APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Planning in discussions with developers over new terms; waiting to hear from Planning. 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.
14/0239/NCC 16.04.14	Vary condition 3 of 09/0688/OUT (Erect residential development) to extend the time period for the approval of reserved matters on Land At Albertina Road Treowen Newport	Sent amended draft. Solicitors waiting for instructions.

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	Waiting for title evidence from Solicitors.
14/0855/FULL 15.01.15	Erect residential development and associated works at Land At Watford Road Caerphilly	UWHA emailing Solicitor about title issues. UWHA going to discuss issues at monthly meeting. Nearing completion.
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 amended drafts to Solicitors. Chased.

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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
15/0014/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

16/0001/REF 15/0161/OUT	Mr & Mrs D Davies Chez Nous 26 Sunny Bank Terrace Machen Caerphilly	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
16/0004/REF 15/0100/COU	Mr Quereshi C/o DTB Design Mr D Thomas 286 North Road Cardiff	Convert existing storage building to the rear of the property into two flats with alterations to openings and the provision of rooflights at 57 Thomas Street Abertridwr Caerphilly	01.02.16
16/0005/REF 15/0674/FULL	Mr M Nazir 124 Commercial Road Newport	Construct a single-storey dwelling for manager (and family) of adjacent nursing home at Rosewood Nursing Home Dan Y Graig Road Risca Newport	10.02.16
16/0007/NONDE T	Dr M A Alam 21 St Peters Drive Libanus Fields Blackwood NP12 2ER	Vary condition 1 of planning consent 10/0902/FULL (Erect new house and integral garage) to extend the period of time within which to commence development at 45 Gelynos Avenue Argoed Blackwood NP12 0AT	18.04.16

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
15/0011/REF 14/0604/OUT	Erect residential development at Car Park Aiwa Technology Park Newbridge Newport	Allowed 15.04.16	COMM
16/0006/REF 15/0750/FULL	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 at 24 Shannon Close Pontllanfraith Blackwood	Allowed 18.04.16	DEL

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