

Public Document Pack

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

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



www.caerphilly.gov.uk
www.caerffili.gov.uk

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

Date: 27th July 2016

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 3rd August, 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 July 2016.	1 - 8

A greener place Man gwyrddach

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



To receive and consider the following report(s): -

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

4	Code No. 15/0311/FULL - Brynhyfryd, 6 Old Parish Road, Hengoed.	9 - 16
5	Code No. 16/0488/FULL - Gelliargwelt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed.	17 - 24
6	Code No. 16/0569/FULL - 54 Crown Lane, Pontllanfraith, Blackwood.	25 - 30
7	Code No. 16/0453/FULL - Rosebank Cottage, Brookside Bungalows, Cwmgelli, Blackwood.	31 - 36
8	Code No. 16/0395/NCC - 3 Commercial Buildings, Oakdale, Blackwood.	37 - 42

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

9	Preface Item Code No. 15/0442/OUT - Land at Abertridwr Road, Penyrheol, Caerphilly.	43 - 68
10	Code No. 16/0158/FULL - Mapledene, 10 Dan-y-coed, Caerphilly.	69 - 80
11	Code No. 16/0533/LA - Land Adjacent to Old Nantgarw Road, Groeswen.	81 - 94
12	Code No. 16/0437/RET - 74 Half Acre Court, Caerphilly.	95 - 100

To receive and note the following information item(s): -

13	Applications determined by delegated powers.	101 - 120
14	Applications which are out of time/not dealt with within 8 weeks of date of registration.	121 - 124
15	Applications awaiting completion of a Section 106 Agreement.	125 - 128
16	Appeals outstanding and decided.	129 - 130

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
ON WEDNESDAY, 6TH JULY 2016 AT 5:00PM

PRESENT:

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

Councillors:

M. Adams, J.E. Fussell, Ms. J. Gale, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, J. Simmonds, and J. Taylor.

Together with:

T. Stephens (Interim Head of Planning), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), L. Cooper (Engineer, Highway Planning), A. Brown (Environmental Health Officer), C. Powell (Principal Planner), M. Davies (Principal Planner), and E. Sullivan (Democratic Services Officer).

1. CHAIRMAN'S ANNOUNCEMENT

The Chair welcomed Councillor Mrs Gaynor Oliver back to the Planning Committee following her recent surgery and wished her continuing good health.

2. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, D. Bolter, Mrs P. Cook, L. Gardiner, R.W. Gough, C. Hawker, A.G. Higgs, Mrs J. Summers and Mrs E. Stenner.

3. DECLARATIONS OF INTEREST

There were no declarations of interest received at the beginning or during the course of the meeting.

4. MINUTES – 8TH JUNE 2016

RESOLVED that the minutes of the Planning Committee held on 8th June 2016 (minute nos. 1-12) be approved and signed as a correct record.

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

5. PREFACE ITEM CODE NO. 15/0563/OUT – LAND AT TY MAWR, TY MAWR FARM LANE, CROESPENMAEN.

Following consideration of the application it was moved and seconded that Reason for Refusal 1 as stated within the Officer's Preface Report be approved and by show of hands and in noting there were 5 for and 5 against the motion was declared lost by the Chairman's casting vote and as such the application was declared granted.

In accordance with rule of Procedure 15.5 Councillors K. Lloyd and A. Lewis wished it recorded that they had voted against the application.

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

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement as set out in the Officer's original report;
- (ii) on completion of the Section 106 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 in the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission.

6. CODE NO. 15/1276/FULL – PENYFAN LEISURE PARK, MANMOEL ROAD, MANMOEL, BLACKWOOD.

Following consideration of the application it was moved and seconded that the application be refused due to its impact on visual amenity and the accumulative effect of the proposed development, by show of hands and in noting there were 7 against, the motion was declared lost and as such the application was declared granted.

RESOLVED that: -

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

Condition (13)

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

Reason

To ensure the stability of the site.

- (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 Joint Radio Company Ltd, Rights of Way Officer, Wales and West Utilities, National Air Traffic Services, National Resources Wales, OFCOM, Coal Authority, Ministry of Defence, Senior Engineer (Land Drainage) and Glam/Gwent Archaeological Trust.

7. CODE NO. 16/0462/FULL – BURCOMBE LODGE, WINDY RIDGE, PONTLLANFRAITH, BLACKWOOD.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2;
- (iii) the applicant be advised that 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 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 affected 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 Regulation 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-of-mine-entries>.

- (iii) the applicant be advised that 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.

- (iv) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

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

8. PREFACE ITEM CODE NO. 13/0726/FULL – ROBERT PRICE (BUILDERS MERCHANTS) LTD, 145 PONTYGWINDY ROAD, CAERPHILLY, CF83 3TD.

Following consideration of the application it was moved and seconded that the application be refused in accordance with the reason contained within the Officer's preface report and by a show of hands this was unanimously agreed.

RESOLVED that the application be REFUSED.

Reason

The development would have an overbearing impact on the neighbouring garden contrary to Criterion A of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

9. CODE NO. 15/0442/OUT – LAND AT ABERTRIDWR ROAD, PENYRHEOL, CAERPHILLY.

Mr. D. Evans and Councillors L. Binding, H. Davies and L. Whittle spoke on behalf of local residents in objection to the application. The applicant who had been advised did not speak.

It was noted that the above application had been subject to a site visit on the 4th July 2016. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Following consideration of the application it was moved and seconded that the application be deferred for a further report with reasons for refusal based on highway safety, the accumulative impact of the traffic generated by the proposed development when considered in relation to the additional 350 houses already approved in the area, the loss of the lay-by and that the proposed development is outside the settlement boundary and on a green wedge, by show of hands this was unanimously agreed.

RESOLVED that the application be deferred with reasons for refusal based on the impact of the proposed development on highway safety, the accumulative impact of the traffic generated by the proposed development when considered in relation to the additional 350 houses already approved in the area, the loss of the lay-by and that the proposed development is outside the settlement boundary and on a green wedge.

10. CODE NO. 16/0261/RET – ST MARTIN'S CRESCENT, CAERPHILLY.

It was noted that the application had been subject to a site visit on the 4th July 2016, it was reported that a proposal for planting rather than trellising had been received from the applicant's agent at the request of neighbouring dwelling, however Officer's continued to recommend the trellising option as detailed within the report.

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

11. 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 18.00pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 3rd August 2016, they were signed by the Chair.

CHAIR

This page is intentionally left blank

Members' Site Visit Update

PLANNING APPLICATION REFERENCE: 15/0442/OUT

PROPOSED DEVELOPMENT: Erect residential development comprising approximately 18-20 houses and eight flats

LOCATION: Land at Abertridwr Road, Penyrheol

DATE OF SITE VISIT: 4th July 2016

MEMBERS PRESENT: D Carter, W David, L Whittle, M Sargent, H Davies, J Taylor, L Binding.

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

- The Cabinet Member has stated that development on greenfield sites will not be approved. Why has that view changed?
 - Members are entitled to express their views on matters, but the Local Planning authority can only determine applications on the basis of their planning merits.
- The veracity of the submitted traffic statement was questioned.
 - Members were advised that as the development is for less than 100 units a Traffic impact Assessment could not be requested and that what was submitted was a traffic statement (TS). This TS considered the existing traffic movements in the area and factored the increases in traffic as a result of the proposed development. The submitted report indicates that the increase in traffic was at such a level that it would be considered insignificant in highway safety terms and as such there was no objection to the development.
- Does the TS take account of the approved development at the Windsor Colliery site.
 - No.
- Why is the only one bus stop proposed on the southbound side of the road.
 - Members were advised that the developer would be required to provide an in line bus stop (within the existing carriageway) as part of the development. The condition proposed should be amended to reflect this.
- Members queried why the long held view of the Highway Department, that there should be an objection to any development on this site, has now been changed.
 - Members were advised that a thorough search of records did not indicate any previous highway objections to the development of this site. In any event the current application has to be considered on its own planning merits.
- Why have the flats been sited at the southern end of the site immediately adjacent to the existing housing thereby having an overbearing impact on those dwellings.
 - Given the details that have been submitted for consideration it is not considered that the flats would have an overbearing impact on the adjacent dwellings. The proposal is for two two-storey blocks of flats sited sufficiently far enough away from the adjacent dwellings that there would be no overbearing impact or loss of privacy. Whilst this application is in outline, the scale parameters submitted will have to be adhered to in any future

development and an adequate privacy distance (of at least 21m) will have to be achieved. In that regard it is not felt that the LPA could justify requiring the re-siting of the flats in planning terms.

- There have been public meetings on highway safety in the recent past. What impact do these have on this development?
 - This is an issue that will be addressed by the Transportation Engineering Manager
- Concerns were raised with regard to ground stability in the area as a result of the steepness of the site and the presence of an old mine on this site.
 - Members were advised that the Coal Authority has not identified this area as a high risk mining area and as such a ground investigation is not required at this time. It is the responsibility of the developer to ensure that any development is carried out safely using the correct construction methods. Given the steepness of the site and the need to provide retaining walls this is likely to require specialist engineering advice which would be at the cost of the applicant.
- There is an electricity line crossing the site. What will be done with this?
 - This is a matter between the developer and the relevant statutory undertaker.

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0311/FULL 29.07.2015	Mrs M Lippard Brynhyfryd 6 Old Parish Road Hengoed CF82 7HU	Erect a new dwelling Brynhyfryd 6 Old Parish Road Hengoed CF82 7HU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The land forming this site is situated off Kings Hill on the Old Parish Road, Hengoed. Recently constructed dwellings at Cae Canol abut the northern boundary of the site and a detached bungalow within a large plot abuts the eastern boundary of the site.

A high traditional hedge forms the southern boundary of the site above a dry stone wall. The north and east boundaries are formed with a mix of hedging and close boarded fencing. On the southern boundary is a Horse Chestnut tree subject of Tree Preservation Order (36/79/RVDC). Other trees on site include a mature Cedar and a row of mature sycamore situated on the northern boundary adjoining the rear access lane.

The site is located within a predominantly residential area within the settlement boundary. The proposal is within the large garden curtilage of Brynhyfryd, a detached, two-storey, traditional Victorian dwelling with single storey, detached, residential annex built in 1984 as a 'granny annexe'.

Old Parish Road, an adopted highway runs along the southern and western boundary of the site and provides vehicular access to the existing dwelling and its detached granny annex. This road was closed on its boundary with the development of Cae Canol to the north, and is now a cul de sac.

The topography of the site is gently sloping, currently part of a mature garden with lawn, with plants and shrubs set at different levels. The garden is relatively flat although raised approximately 1.75m above the level of the public highway. The original house is situated above the garden to the west side with the 'granny annex' located within the middle section of the garden.

Cont'd.....

Application No. 15/0311/FULL Continued.

Development: Full planning permission is sought in respect of the erection of a three bedroom dwelling being sited towards the northern boundary of the garden. A new vehicular access is proposed off Old Parish Road, which will require a considerable depth of excavation to bring the drive in from the public highway into the garden. It will also require a retaining wall to be constructed either side of the driveway. The design of the dwelling is modern, flat-roof, two-storey, with a full width front porch with balcony. The roof partially comprises a 'living' flat roof accessed via an internal stairway, accommodated within a small box-like third 'storey'.

Dimensions: The footprint of the dwelling has maximum dimensions of 10.7m by 10.7m, by approximately 6.2m high to the top of the flat roof, with the stair accommodation an additional 2.2m above that. The building will be set a minimum of 3m from the rear boundary with the adjoining property in Cae Canol.

Materials: A mixture of timber and zinc cladding, and white rendered walls will comprise the main finishes of the building.

Ancillary development, e.g. parking: Four off-street car parking spaces.

PLANNING HISTORY

P/01/1015 - Prune and top tree by about one third (TPO 36) - Granted 19.11.01.

P/04/0950 - Convert loft - Granted 13.08.04.

14/0519/FULL - Erect a new low carbon dwelling - Refused 15.12.14.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - settlement boundary.

Policies:

Strategic Policies

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

Cont'd.....

Application No. 15/0311/FULL Continued.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations - highways, CW6 - Trees, Woodland and Hedgerow Protection, CW15 - General locational constraints, and supplementary planning guidance contained in LDP4 - Trees and Development. LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Developments.

NATIONAL POLICY

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

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 subject to conditions being attached to any consent in respect of the construction of the access, visibility splays and parking provision.

Countryside And Landscape Services - Request conditions are attached to any consent requiring that no site/vegetation clearance is to be carried out during the bird breeding season together with biodiversity enhancements in respect of bat roost and bird nesting provision.

Senior Arboricultural Officer (Trees) - Has no objection subject to a conditions being attached to any consent that the contents of the submitted document "Arboricultural Development and Construction Method Statements" be adhered to in full and the applicant confirm in writing pre-commencement of any development activities their appointment of a suitably qualified site arborist.

Head Of Public Protection - No objection.

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

Cont'd.....

Application No. 15/0311/FULL Continued.

ADVERTISEMENT

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

Response: Representations have been received on behalf of the occupants of two neighbouring properties.

Summary of observations:

- Overbearing - too close to existing properties
- there is adequate room to move the proposed dwelling away from the rear boundary
- loss of privacy, particularly from the rooftop garden
- not in keeping with surrounding properties
- plans unclear.

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 that would prejudice the determination of this application..

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The site has the potential to support breeding birds and as such it is considered appropriate to attach a condition to any consent preventing site/vegetation clearance during the bird breeding season. Due to the location of the proposed new property close to bat and bird foraging habitat, it is considered appropriate to request the developer to make bat and bird nesting provision within the new property as a biodiversity enhancement. This may be addressed by attaching appropriate conditions to any consent.

Tree Preservation Order No.36/79 RVDC exists in relation to a Horse Chestnut tree within the proposed development site and any proposed development should have regard to the continued protection of this tree. The application has been supported by a Tree Protection Statement, which has been considered by this Council's Arborist who has raised no objection to the development subject to conditions.

Cont'd.....

Application No. 15/0311/FULL Continued.

Is this development Community Infrastructure Levy liable? Yes. The site is located within the mid-range viability charging zone in respect of CIL.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues are considered to be the compatibility of the use with neighbouring land uses, design, highway considerations and the impact of the development upon the Horse Chestnut tree protected under Tree Preservation Order No. 36/79/RVDC.

This is a resubmission of a previous planning application, which was refused because its form, appearance and materials used were considered at odds with the character of the traditional built form of the existing dwelling Brynhyfryd surrounding neighbouring dwellings along Old Parish Road, and also the contemporary built form of more modern housing at Cae Canol. It was also considered the development would by virtue of its siting and orientation have an overbearing and overshadowing impact on the occupiers of the neighbouring dwelling at 21 Cae Canol and would result in overlooking and loss of privacy as a result of its siting and design to the detriment of the residential amenity of occupiers of neighbouring properties. Also, insufficient detail was provided to ascertain whether the proposed development would significantly impact on the Horse chestnut tree subject of Tree Preservation Order 36/79/RVDC. This application aims to address those reasons for refusal by locating the proposed dwelling further away from the boundary with 21 Cae Canol from that originally submitted. The proposal subject of the planning refusal was 60cms from the boundary with 21 Cae Canol. This development proposes the dwelling to be a minimum of 3m away from the boundary. The application is also supported by a Tree Survey and Construction Method Statement.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design considerations: Highways) of the LDP.

Strategic Policy SP6 of the LDP sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site lies to the east of the A469 within the settlement area of Hengoed and offers the opportunity to provide housing, which will be close to residential areas and local facilities.

Cont'd.....

Application No. 15/0311/FULL Continued.

In consideration of policy SP6 the proposal is within a sustainable location. In terms of design, since the previous decision, the local planning authority has allowed dwellings of modern design in areas where there is a mixture of designs from different eras, and on that basis it would be consistent to accept the current proposal.

In terms of amenity, Policy CW2 of the LDP is also relevant and objections have been received on that basis. The proposed dwelling is positioned further away from the common boundary with 21 Cae Canol than that previously proposed but it is considered that it would still have an overbearing impact and an adverse effect on the outlook from the garden at 21 Cae Canol. The latter is set at a lower level than the application site, with a high fence and retaining wall on the common boundary, with an open aspect over it. The proposal would introduce an obtrusive structure into that area to the detriment of the neighbours' amenities.

There is an existing bungalow to the east, which is set some 9.5m from the common boundary, at a lower level and has windows facing the application site. The new house would be set some 1.7m off the boundary and so the intervening distance would be sufficient to maintain the amenities of that neighbour. Furthermore, outline planning permission has been granted for a dwelling (reference 15/0409/OUT) in the intervening area on the neighbour's land, thereby screening the current proposal from the existing bungalow. If the current proposal were approved, the design of the dwelling allowed in outline would have to take account of that.

Policy CW3 of the LDP sets out criteria in terms of highway design considerations. In this respect the Transportation Engineering Manager has raised no objection to the development subject to the conditions relating to access provision and car parking provision.

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

Comments from public: The concerns of the neighbours will be considered in turn below.

- Overbearing - too close to existing properties - this matter has been considered above.
- There is adequate room to move the proposed dwelling away from the rear boundary - this is the case, but the applicants are reluctant to move the dwelling any further because the resulting area at the rear will be 'dead space'.

Cont'd.....

Application No. 15/0311/FULL Continued.

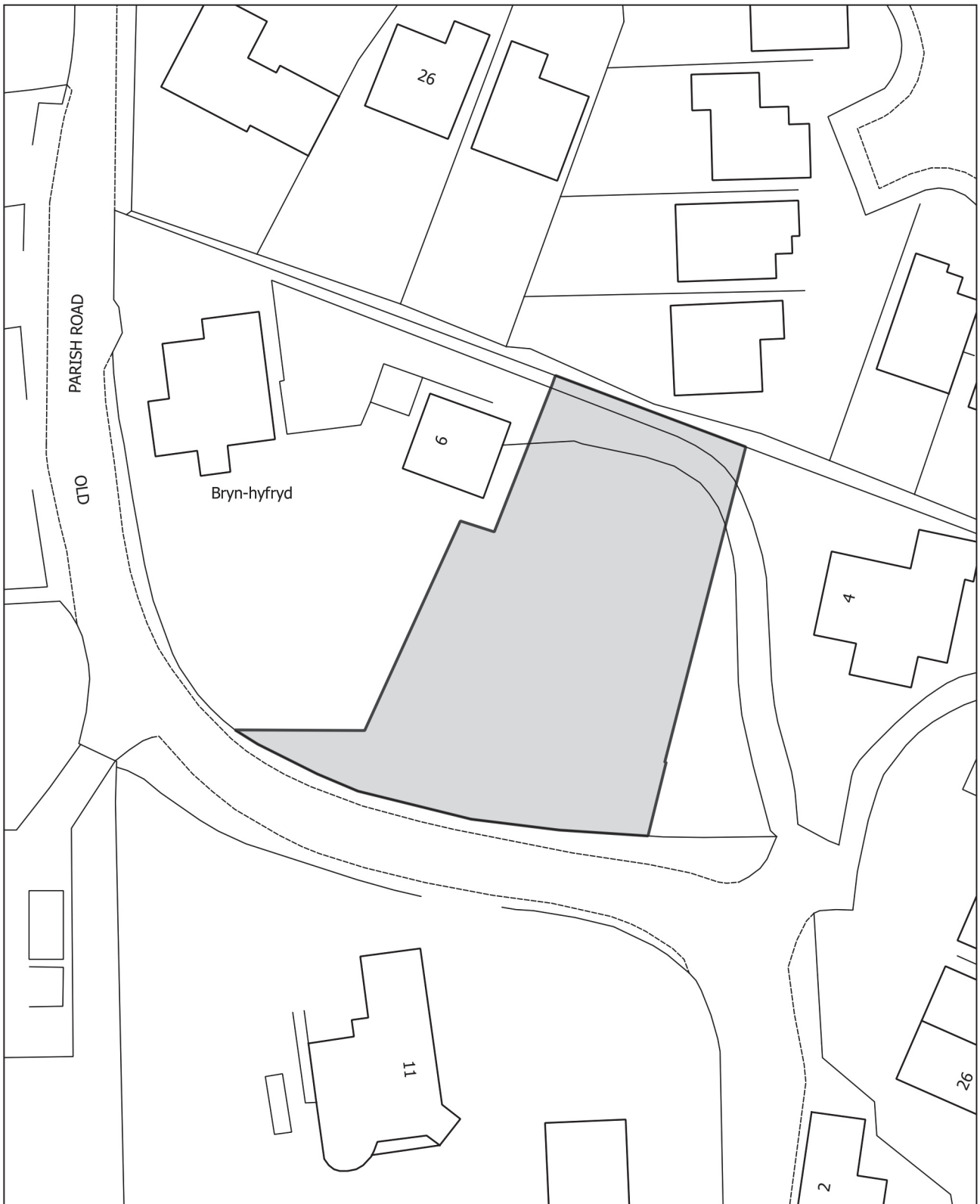
- loss of privacy, particularly from the rooftop garden - there is a balcony at the front of the dwelling which will incorporate a screen to prevent overlooking to the east, but there is potential for a loss of privacy from the roof garden; however, this matter could be addressed by the introduction of barriers if the recommendation were to approve.
- not in keeping with surrounding properties - this matter has been considered above.
- plans unclear - there is sufficient information to determine the application.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposed development, due to its siting and scale, will have an overbearing impact on, and result in the loss of an open aspect southwards for the neighbouring property at 21 Cae Canol, to the detriment of the amenity of the occupiers of that dwelling contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
-



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0488/FULL 13.06.2016	Price And Co C/o Barton Willmore Mr B Stephenson Greyfriars House Greyfriars Road Cardiff CF10 3AL	Erect a milking parlour, cattle shed and associated works Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at Gelliargwellt Uchaf farm, a 750 head dairy farm with land between Nelson, Gelligaer and Trelewis. A number of other enterprises have been developed at the farm, including an anaerobic digestion facility, a materials recycling facility and transfer station and a small sandstone quarry. The farm supplies 6 million litres of milk annually to Sainsbury's supermarkets.

Site description: The site comprises an area of generally flat land next to the existing cattle sheds. It is currently unused agricultural land.

Development: The proposed development comprises a new rotary milking parlour to replace the existing outdated milking parlour, together with ancillary development. The new building would have benefits for farm efficiency by reducing the time taken to milk the herd to approximately 2.5 hours instead of up to 6.5 hours. Milking would take place between 06.00 and 08.30, 14.00 and 16.30 and 20.00 to 22.00 with the new parlour, whereas currently it takes place between 01.30 to 08.00, 11.00 to 16.00 and 19.00 to 23.00.

A larger bulk milk tank is also proposed, which would allow milk collections to take place every other day rather than daily as at present. A cattle feed silo also forms part of the application.

Dimensions: The new building would measure 84 metres by 25 metres with a height to eaves of 4.8 metres and 6.4 metres to the ridge. The cattle feed silo measures 4 metres in diameter and 6.5 metres tall.

Materials: The new shed has been designed as a typical farm building with 2.4 metres high concrete walls topped with Yorkshire boarding to allow ventilation of the building. The roof would be grey profiled sheet, similar to the other farm buildings nearby.

Cont....

Application No 16/0488/FULL Continued.

Ancillary development, e.g. parking: No other development is proposed.

PLANNING HISTORY 2005 TO PRESENT

15/1200/NOTEL - Divert existing 33kV overhead line due to proposed extension to working Quarry.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside the settlement boundaries identified in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP).

Policies: The following LDP policies are relevant to the determination of this application: SP5 and CW15 - Settlement boundaries and locational constraints, SP6 - Placemaking, SP8 and CW22 - Mineral safeguarding, MN1.2 Mineral site buffer zone SP10, CW4 and NH1.3 Natural heritage protection, SP21 and CW3 Car parking standards and highways considerations, CW2 Amenity.

NATIONAL POLICY Planning policy Wales 2016 is relevant in terms of national policy.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield and an advisory note will be sent with any permission granted.

CONSULTATION

Countryside And Landscape Services - Landscape

Further to your request for comments on the above application. I note that the proposed building is well located in relation to the existing large scale farm builds, reflects their scale and is proposed to be constructed of similar materials. The site and existing buildings are also relatively well screened from the nearest residential settlements by existing hedgerows and trees.

I therefore have no objection to this proposal.

Cont....

Application No 16/0488/FULL Continued.

Ecology

The Council's Ecologist requests that breeding bird provision is made in the new buildings, if approved.

Rights Of Way Officer - Footpath 180 in the Community of Gelligaer abuts the site, and must be protected at all times and available for public use at all times.

Conservation & Design Officer - No objection is raised to the proposed development.

Senior Engineer (Land Drainage) - No objection in principle.

Transportation Engineering Manager - No objection.

Dwr Cymru - No comments in respect of the application.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a letter to one neighbouring property and site notices posted at five locations in the local area.

Response: No response has been received.

Summary of observations: No response has been received.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

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

Cont....

Application No 16/0488/FULL Continued.

ANALYSIS

Policies: The proposed development has been considered in the context of national policy and policies in the Adopted Caerphilly LDP. The main issues are considered to be:

Development outside settlement limits

The site is in the countryside but it is associated with agriculture and meets the test of criterion C(i) of policy CW15. There is, therefore, no conflict with that policy.

Amenity

A noise assessment has been carried out, which identifies a potential impact from night time milk tanker collection and night time milking. However, the nearest noise sensitive properties are at Claerwen, a distance of some 440 metres. The overall conclusion is that there would not be a material effect on residential properties in the surrounding area. It is considered that the proposed development meets the criteria of policy CW2.

Visual and landscape impact

The proposed milking parlour consists of a large building but it is set in the context of agricultural buildings of similar scale and other built development near the site, including the new MRF building and the AD facility. The council's landscape architect has assessed the visual and landscape impact of the proposal and has no objections to the application.

The site is within a Special Landscape Area where there is a policy requirement to conserve and where appropriate enhance the distinctive or characteristic features of the SLA. In this case the proposed new building is well located to minimise the landscape impact and the council's landscape architect has raised no objection. There is, therefore, no conflict with policy CW4.

Car parking requirements and highways.

The proposed development would replace an existing facility and it is not expected that there would be an increase in traffic movements as a result of the development. Nor would the car parking requirements increase.

Mineral safeguarding.

The LDP seeks to protect mineral resources that may be needed in the future from permanent forms of development that could sterilise the resource. While the proposed development does not meet the criteria i - iv of CW22A, the quarry is in the same ownership as the application site and it is reasonable to assume that mineral extraction is not viable due to a number of constraints, including built development. The quarry is currently being worked in a north-west to south-east direction. In addition, the proposed location is logical in that it relates well to the existing agricultural buildings, slurry tanks and other infrastructure.

Cont....

Application No 16/0488/FULL Continued.

While this may not amount to an overriding need and alternative sites have not been considered, it is a material planning consideration. The sandstone resource is extensive in the county borough and alternative sites may be similarly constrained.

Mineral site buffer zone.

Mineral site buffer zones aim to reduce conflict between mineral working and other forms of development as a result of noise, dust, vibration and other effects of quarrying. The application site extends into the buffer zone identified around Bryn Quarry, a small sandstone quarry located to the south of the application site. Policy CW23 states that new sensitive development or mineral development will not normally be permitted within the buffer zone. Sensitive development for the purposes of this policy is considered to be residential development, hospitals, residential institutions and schools. The proposed agricultural building is not considered to be "sensitive development" in this context.

Comments from Consultees: No objections have been raised by consultees.

Comments from public: No comments were received from members of the public.

Other material considerations: There are no other material considerations.

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:
Planning application and supporting statement received on 13 June 2016
Drawing number PCF-MP-2016-001revA red line boundary received 13 June 2016
Drawing number PCF-MP-2016-002 site layout received 13 June 2016
Drawing number PCF-MP-2016-003 elevations received 13 June 2016
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No 16/0488/FULL Continued.

Advisory Note(s)

Please find attached the comments of the Council's Ecologist that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP5, CW15, SP6, SP8, CW22, MN1.2, SP10, CW4, NH1.3, SP21, CW3, CW2.



This page is intentionally left blank

Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0569/FULL 05.07.2016	Mr Davies 54 Crown Lane Pontllanfraith Blackwood NP12 2GD	Erect a single-storey extension to rear of property 54 Crown Lane Pontllanfraith Blackwood NP12 2GD

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Crown Lane, Pontllanfraith.

House type: Two storey semi-detached property with a garden to the front and rear.

Development: Full planning consent is sought to erect a single storey extension to the rear elevation.

Dimensions: The proposed development measures 5.4 metres in width by 3.6 metres in depth, with a height of 2.4 metres to the eaves and 3.7 metres to ridge height.

Materials: Facing brick, concrete roof tiles and white upvc windows and doors to match existing.

Ancillary development, e.g. parking: Two velux roof lights are proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within the defined settlement boundary of Blackwood.

Cont'd.....

Application No. 16/0569/FULL Continued

Policies: CW2 (Amenity) and advice contained in the council's adopted Supplementary Planning Guidance 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.

CONSULTATION

None.

ADVERTISEMENT

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

Response: No representations have been received at the time of writing the report as the consultation period had not expired. If any representations are received, these will be reported at Committee.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

Cont'd.....

Application No. 16/0569/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 the development is not CIL liable as the proposal intends to create less than 100 square metres of additional internal floor area.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are whether the proposals are acceptable from a design perspective and whether the proposals would have a detrimental impact on the amenity or privacy of the neighbouring dwellings.

The proposed extension would be in proportion to the scale of the site and its design and materials are in keeping with the surrounding area and would respect the scale and form of the original building. Given the position of the development it will not result in an overbearing or overshadowing impact on the neighbouring properties, and there will be no loss of privacy as a result of the development. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension in the interests of the visual amenity of the surrounding area.

Therefore the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: No statutory consultees were consulted for this application.

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

Other material considerations: The development is acceptable in all other areas.

Cont'd.....

Application No. 16/0569/FULL Continued.

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 shall be carried out in accordance with the following approved plan and documents:

Drawing Number 2 As Proposed received on 05.07.2016

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

- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

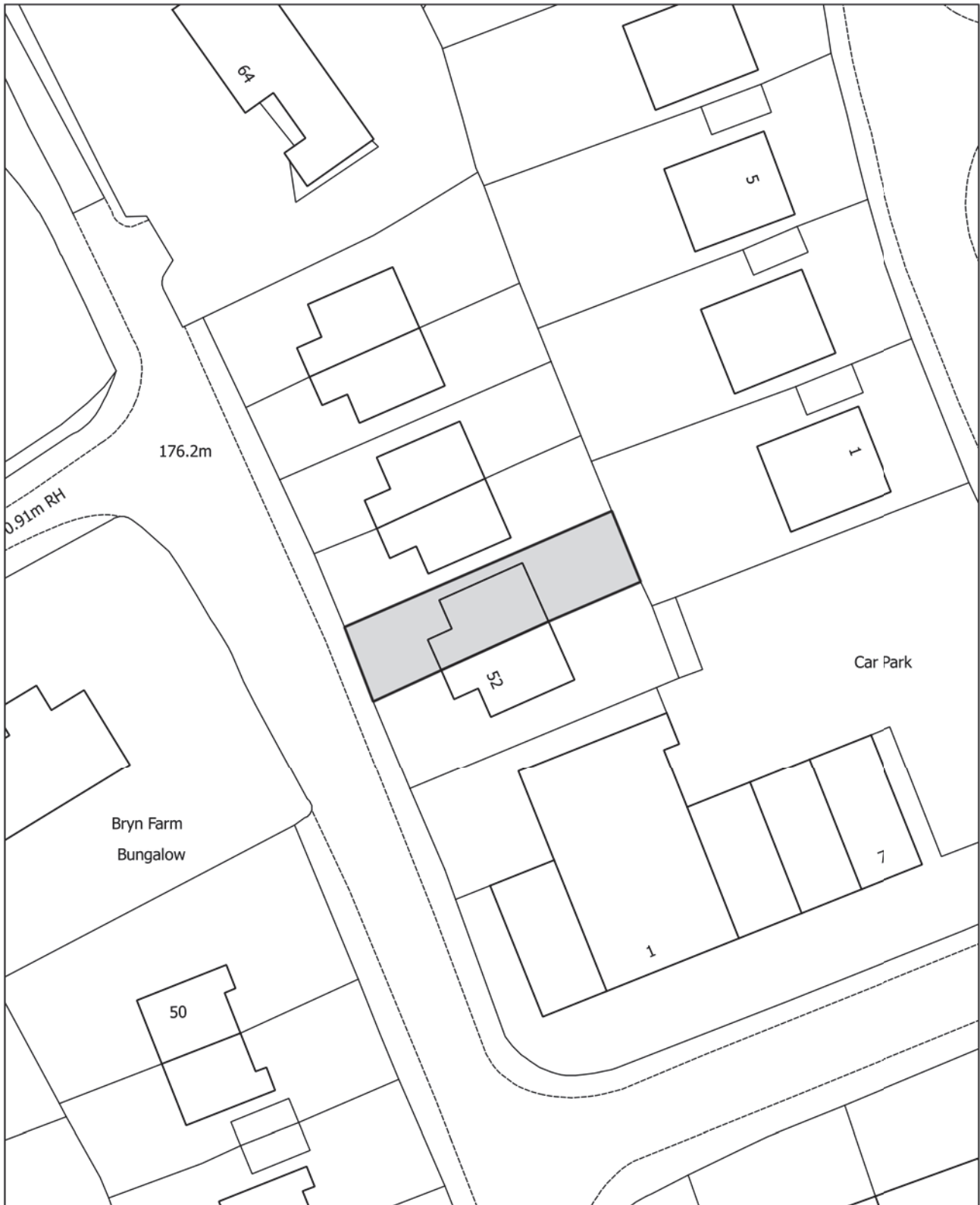
The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2.

The 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.



This page is intentionally left blank

Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0453/FULL 06.07.2016	Mr G Dallimore Rosebank Cottage Brookside Bungalows Cwmgelli Blackwood NP12 1BQ	Erect new dwelling with associated access Rosebank Cottage Brookside Bungalows Cwmgelli Blackwood NP12 1BQ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on Brookside Bungalows, Cwmgelli, Blackwood.

Site description: Rear garden curtilage of existing property.

Development: Erect detached dwelling within grounds of existing property.

Dimensions: The proposed dwelling is arranged in a cross shape, and has a footprint with maximum dimensions that measures 10.8 metres in depth by 11.7 metres in width, with a height of 7.0 metres to ridge level.

Materials: Render and timber clad walls with slate roof and upvc doors and windows.

Ancillary development, e.g. parking: The proposed driveway is large enough to accommodate 4 cars.

PLANNING HISTORY 2005 TO PRESENT

09/0744/OUT - Erect residential development. Refused 06.10.2011, Dismissed on Appeal 23.10.2012.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside).

Cont....

Application No. 16/0453/FULL Continued.

NATIONAL POLICY Planning Policy Wales and Technical Advice Note (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? Yes. A coal mining risk assessment report was submitted with the application. The comments of the Coal Authority had not been received at the time of report (21.07.2016).

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Principal Valuer - State that part of the land included in the application is owned by CCBC, and whilst they note Certificate B has been served on the Highways Department they are unable to find any permission being granted for the use of the land. Therefore, a letter will be sent to the applicant to advise them that they need to apply for access rights to cross our land and they may need to apply to purchase the land owned by CCBC.

ADVERTISEMENT

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

Response: One letter of objection received at time of writing report. Note. Neighbour consultation period expires on 05.08.2016.

Summary of observations: Proposed dwelling will have an overbearing impact on the property to the west.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

Application No. 16/0453/FULL Continued.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. New residential floor space at a rate of £25 per square metre of internal floor space. Based on submitted plan this equates to 155 sq. metres x £25 = £3875 (TBC).

ANALYSIS

Policies: In terms of the proposed development, there appear to be four main considerations. Firstly the location of the application site outside of the defined Settlement Boundary; the design of the proposed dwelling and how it will integrate with the surrounding properties and area; highway safety and off-street parking provision; and the impact of the proposal on the amenity of neighbouring properties.

Policy SP5 relates to settlement boundaries and states that the (Local Development) Plan defines settlement boundaries in order to:

- A. Define the area within which development would normally be allowed, taking into account material planning considerations;
- 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 the above, whilst the application site is located outside the defined settlement boundary, it is located wholly within the curtilage of an existing residential property, and would be sited between two existing residential properties, thereby not extending an urban element any further into the countryside. Furthermore, given the sites close proximity to Blackwood town centre, it is not considered that the principle of residential development is unacceptable in this instance. The lack of a 5 year housing land supply is also a material planning considerations, and even though the proposal would only contribute one dwelling, this is still considered to be desirable given the current situation. For these reasons it is not considered that the position of the application site outside of the settlement boundary would justify a refusal in itself.

The second consideration is the design of the proposed dwelling and how well it will integrate with the surrounding properties and area. The properties in the surrounding area are varied in terms of their scale, materials, roof pitches and shapes, and overall design. The proposal would introduce a relatively modern design between two existing more traditional cottage style dwellings characterized by cream painted rendered walls and concrete roof tiles.

Cont....

Application No. 16/0453/FULL Continued.

The front elevation of the proposed dwelling would introduce timber cladding and cream render. Slate is proposed as a roof material. With the exception of the roof material, given the proposed siting of the dwelling, i.e. slightly behind the building line between these properties, it is not considered that the design of the dwelling itself would detract from the visual character of the area to a degree to warrant a refusal of planning permission. Also the roof material could be controlled by way of condition.

The proposed dwelling has been designed as a split level sitting appropriately within the topography of land, and the ridge level of the dwelling will be no higher than the properties either side. For these reasons the proposed dwelling is considered acceptable in terms of its design in accordance with the advice contained in TAN12: Design.

In terms of highway safety, notwithstanding the comments of the Council's Principal Valuer outlined above, there is no objection the principle of the development subject to conditions to control the level of off-street parking, the gradient of the proposed driveway, and proposed parking area materials. The issue surrounding the ownership of the access track and the future occupiers right to have access over this area is not a matter to be considered by the planning application, but is a private legal matter between the Local Authority and the applicant. For these reasons it is considered that the proposal is acceptable in regard to Policy CW3.

Policy CW2 states that development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

- A. There is no unacceptable impact on the amenity of adjacent properties or land;
- B. The proposal would not result in over-development of the site and/or its surroundings;
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use."

Immediately to the south of the proposed dwelling is the property known as Woodview. The proposed dwelling would be sited 7.0 metres from the north facing windows of Woodview. At ground floor level these windows appear to serve a kitchen and lounge, and at first floor serve bedrooms. It is considered that the proposed development, by virtue of its setting and massing, would have an overbearing impact on these north facing windows, result in an overbearing impact, which would be detrimental to the residential amenity of the occupiers of Woodview. Such an impact is considered to be contrary to Policy CW2 of the LDP and unacceptable in planning terms.

Comments from consultees: No objection subject to conditions (to date).

Cont....

Application No. 16/0453/FULL Continued.

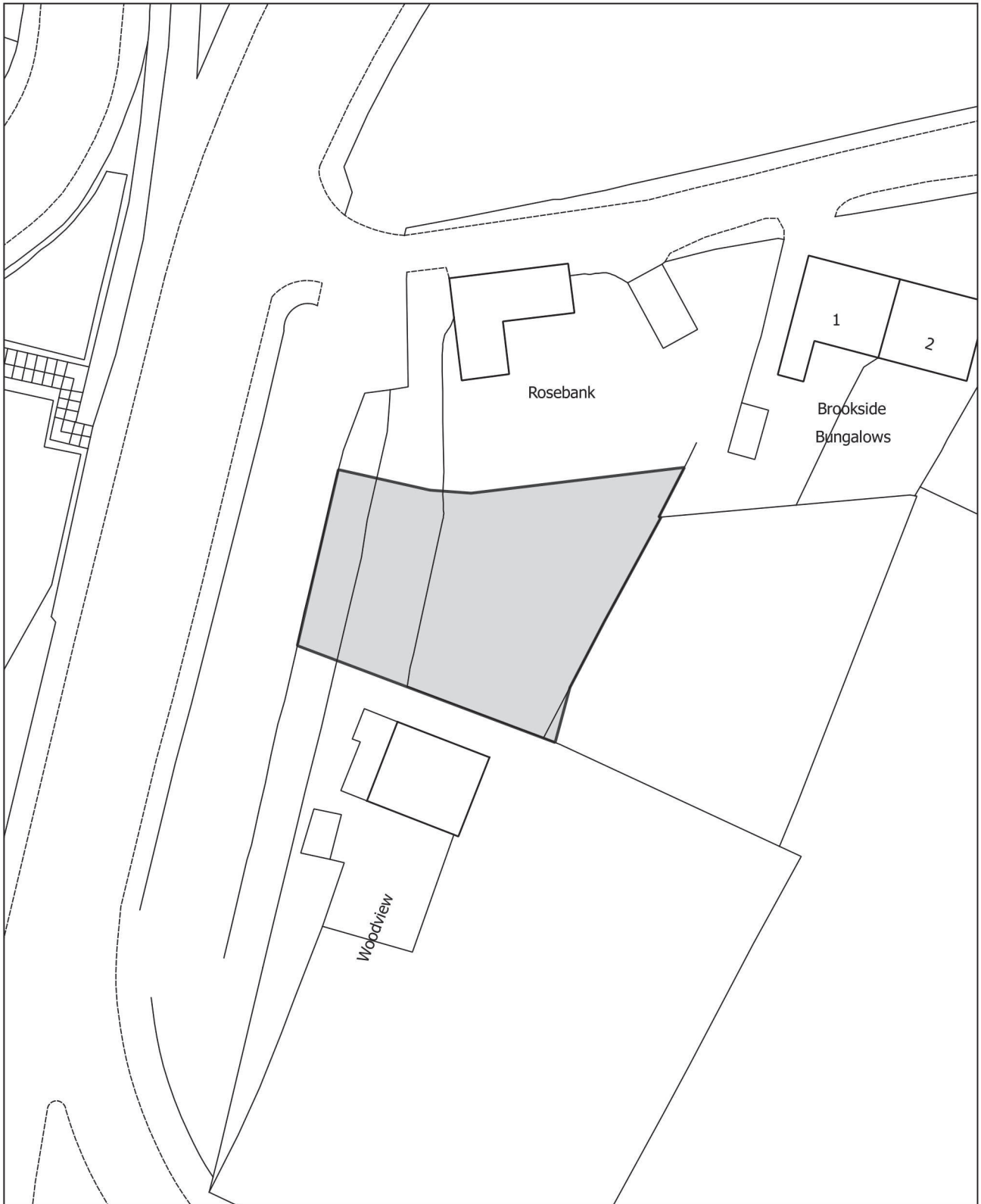
Comments from public: The concerns raised by the neighbouring property have been addressed above as well as in the reason for refusal.

Other material considerations: The application is being reported to Planning Committee as the applicant is related to an employee of the Local Authority.

RECOMMENDATION that Permission be REFUSED

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

- 01) By virtue of its massing and siting, the proposed development would have an unacceptable overbearing impact on the north facing windows of the property known as Woodview resulting in a loss of daylight and outlook. Such an impact is considered to be detrimental to the residential amenity of this neighbouring property contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
-



Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0395/NCC 19.05.2016	Mr B Huang 3 Commercial Buildings Oakdale Blackwood NP12 0LB	Vary condition 6 of planning consent 2/2493 (Change of use from retail butcher's shop to takeaway hot food shop) to allow opening on Sunday from 17.30 hours to 23.00 hours 3 Commercial Buildings Oakdale Blackwood NP12 0LB

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application building is located at Commercial Buildings, Oakdale.

Site description: Two storey mid-terrace property.

Development: It is proposed to vary Condition 6 of planning permission 2/02493 to allow Sunday opening between 17.30 - 23.00.

Dimensions: Not applicable.

Materials: Not applicable.

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

PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and CW3 (Design Considerations - Highways).

Cont....

Application No. 16/0395/NCC Continued.

NATIONAL POLICY Planning Policy Wales and Technical Advice Note 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - Raises no objection to the hours proposed.

Countryside And Landscape Services - Requests breeding bird provision. However, given the nature of the application this is not considered necessary.

ADVERTISEMENT

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

Response: Four objections were received.

Summary of observations:

- Sunday not an appropriate day to operate business;
- Increased car movements during evenings and associated noise from car doors;
- People urinating in rear lane;
- Anti-social behaviour;
- Customers consuming food outside neighbouring properties;
- Smell associated with business.

Cont....

Application No. 16/0395/NCC 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?

Although it is not considered that crime and disorder are issues for this application subject to appropriate hours of operations. If the operation of the business does increase anti-social behaviour in the vicinity of the application site during the approved hours, this would be a matter to be dealt with by the police.

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: Planning permission to use the property as a hot food takeaway was granted in November 1978. A Condition was attached to that planning permission (Ref: 2/02493) stating that the premises should not be open on a Sunday. In August 1979 planning permission was refused (Ref: 2/03017) for Sunday opening. A further application (Ref: 2/03689) for Sunday opening was refused, and subsequently dismissed at appeal.

In May 1994 a further application for Sunday opening was refused for the following reason:

"The proposed development is unacceptable because the Authority considers that adjoining and nearby residents are entitled to expect some relief from the noise and general disturbance which is associated with the hot food takeaway from patrons entering, leaving and congregating at and in the vicinity of the application site".

The application site is adjoined either side by existing residential properties, and the main consideration remains the potential impact of Sunday opening (from 17.30 - 23.00) on the amenity of these immediately adjoining neighbours. It is considered that Sunday opening hours are now considered to be more acceptable than when the last application was made over 20 years ago, i.e. 1994. This consideration is reinforced by no objection having been raised by the Head of Public Protection. It is therefore recommended that planning permission be granted to vary Condition 6 of planning permission 2/02493 to allow Sunday opening for the hours outlined above.

Cont....

Application No. 16/0395/NCC Continued.

Comments from consultees: No objection is raised by the Head of Public Protection or the Transportation Engineering Manager.

Comments from public:

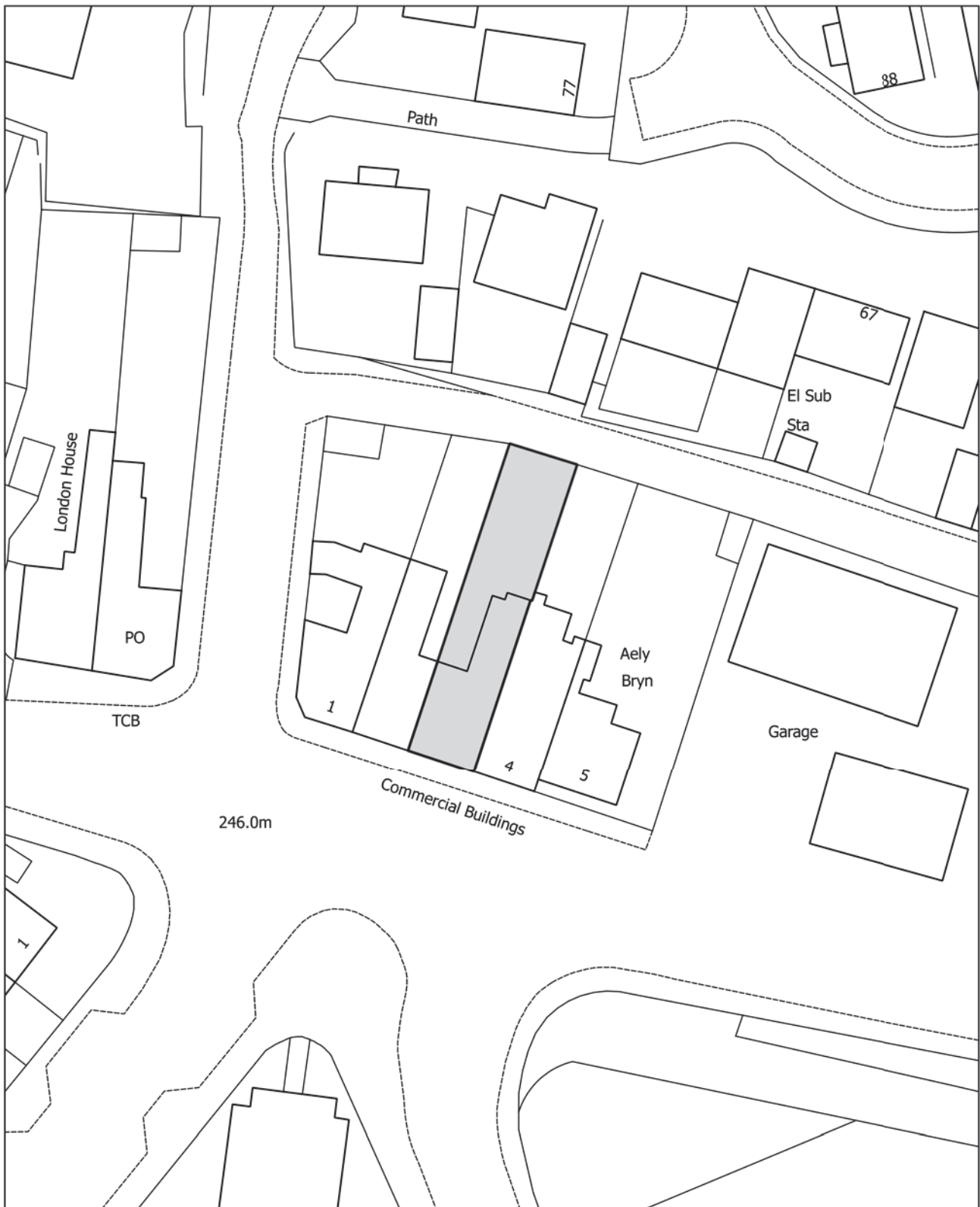
1. Sunday not an appropriate day to operate business - It is not considered that Sundays are an inappropriate day to operate a business from a current planning perspective.
2. Increased car movements during evenings and associated noise from car doors - The application premises is located on a busy road linking Oakdale to Crumlin. Whilst it is accepted Sunday opening hours will result in an increase in traffic in the immediate vicinity of the site, the Transportation Engineering Manager raises no objection to the application.
3. People urinating in rear lane - This would be matter for the police.
4. Anti-social behaviour - This would be a matter for the police.
5. Customers consuming food outside neighbouring properties - Any anti-social behaviour associated with the business would be a police matter.
6. Smell associated with business - The Head of Public Protection raises no objection to the proposal and the premises already benefits from odour extraction equipment.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Customers are not permitted on the premises outside the hours 10.00 to 23.30 on Monday to Thursday, 10.00 to 00.00 midnight on Fridays and Saturdays, and 17.30 to 23.00 on Sundays.
REASON: In the interests of residential amenity.
-



This page is intentionally left blank

PREFACE ITEM

APPLICATION NO. 15/0442/OUT

APPLICANT(S) NAME: Hallventure Ltd

PROPOSAL: Erect residential development comprising approximately 18-20 houses and 8 flats

LOCATION: Land At Abertridwr Road Penyrheol Caerphilly

This application was reported to the last Planning Committee at which a decision was deferred to allow Officers to draft reasons for refusal based on the impact of the development on highway safety, and the encroachment on the green wedge. A copy of the original report is attached as an Appendix.

The following reason for refusal would reflect the concerns raised on highway grounds:

- 1 The local highway network is inadequate to accommodate the traffic generated by the proposed development, particularly with regard to the volume of traffic currently using the highway. The proposal would therefore be contrary to policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

A Transportation Assessment was submitted with the application which concluded that the development would have a negligible impact on local traffic levels, amounting to a potential trip generation of 20 two-way movements in the AM peak hour and 21 two-way movements for the PM peak hour.

The Transportation Engineering Manager generally agreed with those conclusions, subject to the need for an adequate access to the site and the creation of a crossing point for Abertridwr Road and the creation of bus stops on the northbound and southbound carriageways.

When questioned at Committee about the adequacy of the existing highway to accommodate the development, the highway engineer was satisfied that the scheme would not cause any problems in that respect.

Cont....

Application No. 15/0442/OUT Continued

The second reason for refusal could be worded in the following manner:

- 2 The proposed development would encroach on a green wedge as defined in the Caerphilly County Borough Local Development Plan up to 2021- Adopted November 2010, to the detriment of its open character. The development would therefore be contrary to policy SI1 of that plan.

The impact of the development on the green wedge was discussed at committee and it was established that approximately 3% of that allocation would be taken up by the development. The impact is further illustrated by the plan attached to the end of this report which shows that the eastern edge of the proposed development aligns with the existing development to the north, and there would remain a substantial area of green wedge separating the two settlements.

The site is outside the settlement boundary as defined in the adopted LDP and within a green wedge. However, as evidenced by the aforementioned attached plan which shows that the development could be regarded as rounding off of the existing settlement in accordance with national planning guidance in Planning Policy Wales.

Planning permission was recently allowed on appeal for residential development of some 115 houses at Cwmgelli at the northern end of Blackwood. That site was also outside the settlement and in a green wedge. In that case the inspector stated: "The latest Joint Housing Land Availability Study concluded that the Council could only demonstrate a 1.9 year housing land supply. Technical Advice Note 1; Housing (TAN 1) advises that where land supply falls below 5 years, considerable weight should be given to increasing supply subject to development plan and national policies being met. As stated above that is not the case here but, in my view, the extent of the shortfall weighs heavily in favour of development that can proceed without causing harm to its surroundings." He went on to conclude that green wedges should be subject of review as advised by Planning Policy Wales; the LDP review shows the site as allocated for housing; questions of prematurity did not weigh against the scheme because it did not go to the heart of the plan; and housing was required now whereas the LDP review would not be adopted unit 2017.

Overall, the inspector came to the following conclusion, "The Council can only demonstrate a 1.9 year housing land supply. This is well short of what should be provided and the proposed development would provide much needed housing and affordable housing....."

Cont....

Application No. 15/0442/OUT Continued

It is acknowledged that the site lies in a sustainable location and I consider that the development can proceed without causing unacceptable harm to its surroundings. In my view, there is an overriding need for this development and these factors combine to constitute the very exceptional circumstances to outweigh the conflict with national and local policies...” He was also of the view that the site is in a sustainable location.

In considering the implications of that decision, officers offered three broad conclusions to members at Planning Committee.

1. The importance of evidence to support a reason for refusal.
2. The need to take a reasonable approach in determining any applications, and to not base decisions on unrealistic scenarios.
3. The importance of the housing land supply in the decision making process, and the need for the LPA to take steps through granting planning permission for housing development to make up for the deficiency in advance of the adoption of a reviewed LDP.

On the basis of that advice, the two reasons for refusal set out above would be difficult to sustain. There is no evidence of existing highway problems, or that the proposed development will cause such issues.

Only a small part of the green wedge will be lost. The reasoned justification to policy S11 states:

“The need to define and maintain open spaces between and within urban areas and settlements to prevent coalescence is considered important for the County Borough to protect the integrity of both the built and natural environment. Within green wedges, it is intended to resist any development proposal that would not maintain this open character.”

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0442/OUT 22.07.2015	Hallventure Ltd C/o RPS Park House Greyfriars Road Cardiff CF10 3AF	Erect residential development comprising approximately 18-20 houses and 8 flats Land At Abertridwr Road Penyrheol Caerphilly

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is situated on the north east side of Abertridwr Road and to the south west of Heol Caradog.

Site description: The application site is a steeply sloping parcel of land situated adjacent to the main Penyrheol to Abertridwr Road. It is overgrown with scrub planting and ferns with a mature hedgerow to the road frontage. There is a lay by to the front that forms part of the public highway and there is an existing gated access to the highway. The site is bordered to the south east and north east by existing dwellings with the road to the south west boundary and open countryside to the north west.

Development: The application seeks outline planning consent for residential development. Whilst all matters other than access are reserved for future consideration the submitted plans show the provision of 20 dwellings and 8 flats. The dwellings would be detached whilst the flats would be in two separate blocks of four at the south west end of the site. Given the topography of the site only the lower part is proposed to be developed with a landscape buffer being created on the upper part and adjacent to Heol Caradog. A new access would be created off Abertridwr Road and this would necessitate the removal of the existing lay by. A pedestrian crossing of the B4263 together with a refuge in the centre of the carriageway and road widening is proposed in order to improve pedestrian facilities in the area. A bus stop is also proposed on the south bound carriageway.

Cont

Application No. 15/0442/OUT Continued

Dimensions: The site measures 250m long by 60m wide and occupies an area of 1.5hectares. There would be two dwelling types with House Type 1 having upper scale parameters of 6.1m by 9.6m by between 8.53m and 11.155m high with House Type 2 having upper scale parameters of 8.652m by 9.44m by between 9.806m and 12.431m high. The flats will have upper scale parameters of 14.9m by 7.6m by 7.713m high.

Materials: Not applicable.

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

PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

POLICY

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), SP10 (Conservation of Natural Heritage), SP14 (Total Housing Requirements), SP15 (Affordable Housing Target), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW6 (Trees, Woodland and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints), CW22 (Locational Constraints Minerals), SI1.20 (Green Wedge - Penyrheol, Hendredenny and Abertridwr), NH1.3 (Special Landscape Area - Mynydd Eglwysilan), NH3.158 (Sites of Importance for Nature Conservation - Craigfedw, Abertridwr).

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

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

Cont

Application No. 15/0442/OUT Continued

National Policy: Planning Policy Wales (2014).

4.7.8 Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

4.8.10 Local designations such as green wedges may be justified where land is required to serve the same purpose to a Green Belt (see 4.8.3), but these designations do not convey the permanence of a Green Belt.

4.8.14 When considering applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply. Local planning authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

4.8.15 Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or green wedge. Green Belt and green wedge policies in development plans should ensure that any applications for inappropriate development would not be in accord with the plan. These very exceptional cases would therefore be treated as departures from the plan.

4.11.9 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.

5.2.8 The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Local planning authorities must address biodiversity issues, insofar as they relate to land use planning, in both development plans and development management decisions. Local planning authorities should consider how they might accommodate a response to climate change as part of their overall approach towards meeting biodiversity objectives.

Cont

Application No. 15/0442/OUT Continued

Ways in which the adaptation needs of biodiversity could be considered include identifying the scope for minimising or reversing the fragmentation of habitats and improving habitat connectivity through the promotion of wildlife corridors. Local planning authorities should ensure that development minimises impact within areas identified as important for the ability of species to adapt and/or to move to more suitable habitats.

5.5.2 When considering any development proposal (including on land allocated for development in a development plan) local planning authorities should consider environmental impact, so as to avoid, wherever possible, adverse effects on the environment. Where other material considerations outweigh the potential adverse environmental effects, authorities should seek to minimise those effects and should, where possible, retain and, where practicable, enhance features of conservation importance.

5.5.3 In some cases it will be necessary to refuse planning permission on conservation grounds. However, local planning authorities must always consider whether environmental issues could be adequately addressed by modifying the development proposal or by attaching appropriate planning conditions or obligations. Where this is not possible and the adverse effect on the environment clearly outweighs other material considerations the development should be refused.

9.2.3 Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study. The Welsh Government will monitor development plans and their implementation to ensure that sufficient housing land is brought forward for development in each local planning authority and that economic development and related job opportunities are not unreasonably constrained.

9.3.1 New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern. Where housing development is on a significant scale, or where a new settlement or urban village is proposed, it should be integrated with existing or new industrial, commercial and retail development and with community facilities.

Cont

Application No. 15/0442/OUT Continued

9.3.2 Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area. Significant incremental expansion of housing in rural settlements and small towns should be avoided where this is likely to result in unacceptable expansion of travel demand to urban centres and where travel needs are unlikely to be well served by public transport. Residential development in the vicinity of existing industrial uses should be restricted if the presence of houses is likely to lead residents to try to curtail the industrial use.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

9.3.4 In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered. High quality design and landscaping standards are particularly important to enable high density developments to fit into existing residential areas.

National Planning Guidance contained in: -

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

CONSULTATION

Penyrheol Trecenydd & Energlyn Community Council - Raises objection to the application on the grounds of highway safety/traffic management, lack of additional infrastructure, nature conservation, loss of amenity space, dangerous access and overbearing impact of the flats.

Countryside And Landscape Services - No objection in principle.

Cont

Application No. 15/0442/OUT Continued

Minerals Officer - Raises no objection provided that the need for housing overrides the need to protect the mineral resources in the area.

Strategic & Development Plans - No objection as the need to provide additional housing to meet the 5 year land supply outweighs the location of the proposal outside the defined settlement limits.

Head Of Public Protection - No objection subject to conditions relating to noise and dust control.

CCBC Housing Enabling Officer - The developer shall be required to provide 30% of the scheme as affordable housing.

Senior Engineer (Land Drainage) - No objection subject to a condition requiring a drainage scheme.

Outdoor Leisure Development Officer - No objection subject to the provision of adequate open space.

Transportation Engineering Manager - No objection subject to conditions regarding vision splays and road improvement. Advice is provided.

Dwr Cymru - No objection subject to a condition requiring a drainage scheme.

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

Aber Valley Community Council - Raises objection to the application on highways grounds as there are existing congestion problems in the Aber Valley.

ADVERTISEMENT

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

Response: 63 letters of objection were received in respect of the original submission. A further 43 letters were received in respect of the amended scheme. Another 14 letters were received in respect of the latest round of consultations.

Cont

Application No. 15/0442/OUT Continued

Summary of observations:

1. The extra vehicles from this development will have a significant impact on the already congested highway in the area.
2. The proposed access to the site is on a dangerous bend and on a dangerous road with traffic travelling above the speed limit.
3. There is insufficient infrastructure in the area (i.e. doctors surgeries, hospitals schools etc) to accommodate the additional people.
4. Water supplies, sewerage facilities and land drainage are also at capacity and unable to deal with this development.
5. The development would have a harmful impact on the green aspect of the area.
6. The proposed dwellings would have an overbearing impact on the adjacent dwellings.
7. The proposal would cause a loss of privacy to neighbouring dwellings.
8. The proposed flats would lead to a loss of light to the properties in Ty Isaf. This would be a contravention of the Human Rights Act.
9. The proposals would lead to noise impacts on the neighbouring dwellings.
10. The proposed dwellings are out of scale and character with the neighbouring dwellings.
11. There is concern with regard to the stability of the ground in the area.
12. The layout of the development is unacceptable.
13. The proposal represents an unacceptable form of development in the green belt.
14. The development would increase pollution in the area.
15. Loss of view.
16. Loss of property value.
17. The development will have a detrimental impact on the ecology of the area.
18. New houses should be built on brownfield land and not on existing green spaces.
19. There is no need for new houses in the area.
20. Insufficient time has been given to comment on the application.
21. Not all residents within the Estates of Energlyn, Cae Caradog, Caledfryn, Penyrheol and Ty Isaf have been consulted on the application.
22. The development represents inappropriate ribbon development.

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.

Cont

Application No.15/0442/OUT Continued

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? Outline applications are not liable for CIL payments as these are calculated at the reserved matters or full application stage if an application is approved.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is unallocated and lies outside of the settlement boundary as defined in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP). The application is considered against the relevant policies contained within the LDP:-

The application site is a greenfield site located in the Southern Connections Corridor (SCC) located on the outskirts of the Principal Town of Caerphilly. Policy SP3 Development Strategy (SCC) requires development proposals within the SCC to promote sustainable development. Specifically proposals in this area should: be targeted to previously developed land within settlement limits in the first instance; reduce car borne trips by promoting more sustainable modes of travel; make the most efficient use of existing infrastructure; have regard to the social and economic function of the area; and protect the natural heritage from inappropriate forms of development.

In terms of the role and function of the area, the Strategy defines Caerphilly as a Principal Town within the SCC, based on its role as a provider of retail and other services and as an area that provides significant employment opportunities. The Principal Towns are also the areas that are targeted for new residential development given their position in the settlement hierarchy as defined by Policy SP4 Settlement Strategy. The LDP targets new residential development in Caerphilly to a number of brownfield sites throughout the Caerphilly Basin area. A significant number of these have since been developed and the plan has successfully regenerated these areas as a consequence. Five brownfield allocations remain undeveloped, however two of these are no longer available and one site is likely to be developed in the short term. The development of additional housing to serve Caerphilly would have regard to the social and economic function of the area in line with the provisions of Criterion D of Policy SP3.

Cont

Application No. 15/0442/OUT Continued

Policy SP3 also requires development in the SCC to protect the natural heritage from inappropriate forms of development. Clearly, there is likely to be an impact on natural heritage features as a consequence of any development at this location and satisfactory mitigation would be needed to make any development at this location acceptable in terms of Criterion E of Policy SP3.

Therefore the application is contrary to the provisions of Criterion A of Policy SP3 in that the application site is not on previously developed land. However the proposal would be acceptable in terms of the remaining Criteria B to E in that efforts have been made to promote more sustainable modes of travel by providing a pedestrian crossing and a bus stop as part of the development. It should also be noted that the site is adjacent to an existing built up area and as such the development is well related to the existing pattern of settlement and the infrastructure provided therein.

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

Notwithstanding the existing delineation of the settlement boundary the application site could constitute a logical rounding off of the existing settlement limit at this location, as it would follow the existing pattern of development along Abertridwr Road and Penyrheol. Whilst there is currently a view of an open green space in close up views of this site when travelling along Abertridwr Road, when viewed from further afield the site is seen against the backdrop of the existing housing to the east and as such it is considered that the development would not represent inappropriate ribbon development or create the coalescence of the settlements of Penyrheol and Abertridwr.

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

The application proposes the development of 26-28 dwellings in an area of acute housing pressure and in an area of considerable housing need. The proposal would increase the mix of housing available within the area to meet the needs of residents, and critically it would provide much needed affordable housing to meet local housing need.

Cont

Application No. 15/0442/OUT Continued

Policy SP10 Conservation of Natural Heritage recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Clearly, there is likely to be an impact on natural heritage features as a consequence of any development at this location and satisfactory mitigation would be needed to make any development at this location acceptable in terms of Policy SP10. Suitable conditions can be attached to any consent granted requiring adequate mitigation for disturbance to protected species as part of the development. It should also be noted that the application proposes the retention of the trees and hedgerow at the road frontage and it is considered that this would help to screen the development from close up views from Abertridwr Road and help to retain some of the existing character.

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

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

The Council has prepared four reports to date, the most recent of which was passed by Council on 28th October 2015. It is evident from the AMR that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8,625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 575 dwellings needs to be delivered per annum. The 4th AMR indicated that 4,052 units had been delivered (49% of the total housing requirement) up to March 2015. Therefore there is a need for a further 4,573 dwellings to be developed over the remainder of the plan period i.e. by 2021 to meet the total housing requirement for the plan period.

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

Cont

Application No. 15/0442/OUT Continued

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

The lack of 5-year housing land supply is a matter of concern that needs to be addressed if the overall housing requirement is to be met within the plan period. The 2014 AMR (agreed by Council in October 2014) recognises the need to address this ongoing issue and recommendation R2 of the report states: The 2015 AMR has indicated that there is a continuing need to address the lack of a 5 year housing land supply. As this development would make a positive contribution to the housing land supply it is considered that this is a factor that weighs strongly in its favour. Consequently any consideration that is considered to be finely balanced in the normal course of events would need to also be weighed against the need to provide the housing and in that regard it is considered that this outweighs the location of the development outside of the defined settlement limits.

Policy SP15 Affordable Housing Target seeks to deliver through the planning system at least 964 affordable dwellings over the plan period in order to contribute to balanced and sustainable communities. The application proposes 26-28 dwellings in an area of acute housing pressure and in an area with considerable housing need. Within the SCC, Policy CW11 of the plan seeks to secure 40% affordable housing to meet the identified needs in the area, although these targets should be seen as indicative. In that regard the application proposes the provision of 30% affordable housing in the form of the flat units in the south western part of the site. They have provided information in relation to the viability of providing the affordable housing on the site and this has been checked by the Council's Housing Enabling Officer. It is clear that 40% of affordable housing would not be viable in this particular instance due to a number of factors such as the topography of the site and additional build costs associated with this. In that regard it is considered that it would be acceptable in planning terms for 30% of the proposed dwellings to be affordable units in the form of 8 'walk up flats' to be sold to the council's nominated Social Housing Provider at an acceptable rate. This will need to be secured via a legal agreement under Section 106 of the Town and Country Planning Act 1990.

Cont

Application No. 15/0442/OUT Continued

Policy CW2 Amenity indicates that development proposals must ensure that the proposal would not result in over-development of the site and/or its surroundings. Furthermore, the policy indicates that the proposed use would need to be compatible with the surrounding land uses. Its location adjacent to a residential area means that the principle of housing is acceptable. As the application is in outline only with all matters other than access being reserved for future consideration issues such as privacy and amenity are difficult to assess here. However, the indicative site layout and scale parameter plans submitted with the application indicate that 28 units can be accommodated within the site without having a detrimental impact on the surrounding properties. The applicant has also submitted sections through the site showing the relationship of the proposed dwellings and the topography of the site with the neighbouring dwellings and these indicate that the proposed dwellings would be acceptable in planning terms.

Policy CW3 Design Considerations - Highways states that development proposals must meet a number of highways requirements including that new access roads are designed to an appropriate standard. Full details of the access have been provided for this application and these have been assessed by the Transportation Engineering Services Manager. He has raised no objection to the application subject to the imposition of conditions and as such it is considered that the proposal is acceptable in terms of access. The Transportation Engineering Services Manager also considered that a pedestrian crossing and a bus stop would be required in order to ensure that the development had regard for more sustainable forms of travel and amended plans have been submitted that reflect this requirement. The amended plans have also been assessed and are considered to be acceptable subject to the imposition of conditions.

Policy CW4 Natural Heritage Protection specifies that proposals that affect locally designated natural heritage features will only be permitted where they conserve and where appropriate enhance the distinctive features of the Special Landscape Area. The application site lies within the Mynydd Eglwysilian Special Landscape Area as defined by Policy NH1.3 of the LDP. The Council's Landscape Architect has been consulted on the application and has offered the following comments:-

"The site is immediately adjacent to the B4236, and occupies rising ground on the lower slopes on the south west facing side of the valley. The development is likely to be visible from the B4236 in the immediately vicinity of the site and from the mid and upper valley slopes on the opposite side of the valley, along an arc extending from north west, west to south west. In all these views the proposed development is likely to be seen in context of the urban form of Ty Isaf Housing estate, which sits adjacent to the northern and eastern boundaries of the site.

Cont

Application No. 15/0442/OUT Continued

The release of this site for development would mean the loss of a very small finger of land at the edge of the large Special Landscape Area. Special Landscape Areas within Caerphilly County Borough are primarily based upon an evaluation of all five LANDMAP topic layer datasets. The site is generally a small part of the much larger aspect areas of the five LANDMAP topic layers. The overall evaluations for the Geological, Cultural aspect areas within which the site is located is 'moderate', the Historic aspect area overall evaluation was 'unassessed', the Visual and Sensory aspect area overall evaluation was 'low' and the Landscape Habitat overall evaluation was 'High'. This suggests that on the basis of the LANDMAP evaluation alone, the prime reason for including this area within the SLA was its Landscape Habitat value.

The site is covered by the Penyrheol, Hendredenny, and Abertridwr Green wedge designation which seeks to retain the individual character of each of these settlements and prevent coalescence between these settlements. The existing north western boundary of Cae Cadarog within the Penyrheol estate, which forms the north eastern boundary of this site, already extends to the north western limit of the proposed development site. Therefore whilst there would be a loss of a relatively small area of the Green Wedge if this site were developed the separation distance between the settlements would not change. Consequently there is no objection on Landscape grounds to the principle of this area being developed for residential use and as such the proposal complies with local plan policies in this regard.

CW6 Trees, Woodland and Hedgerow Protection identifies criteria against which developments containing trees will be permitted, and states that development will only be permitted where development proposals have made all reasonable efforts to retain, protect and integrate trees within the development. The proposed layout will result in the loss of some trees as well as part of the hedgerow alongside Abertridwr Road. However, as discussed above it is not considered that the loss of this small amount would be unacceptable in planning terms. It is noted that a number of trees were removed from the site prior to the submission of the planning application. This issue has been investigated and no action can be taken in this regard.

Policy CW10 on Leisure and Open Space Provision requires a site of 10 or more dwellings to make provision for well-designed useable space as an integral part of the development and appropriate children's play and outdoor sports provision either on or off site. It is noted that the proposal does include a landscape buffer between the proposed dwellings and the existing houses on Cae Caradog but due to the topography it is not clear how useable this open space will be. Exact details of the open space provision will need to be assessed in detail at the reserved matters stage, a legal agreement would also be needed to secure its provision as part of that application.

Cont

Application No. 15/0442/OUT Continued

The Affordable Housing Planning Obligation required by Policy CW11 has been discussed above and the provision of 30% affordable housing is considered to be acceptable in this instance.

Policy CW15 General Locational Constraints specifies the type of development that will be permitted outside of the settlement boundary. The proposal is for housing and this type of development cannot meet the provisions of Policy CW15. However, as discussed above the need to provide housing to meet the 5 year land supply outweighs this consideration provided the application is acceptable in all other respects.

Policy CW22 Locational Constraints Minerals requires proposals for permanent development that impact on minerals safeguarding areas to meet specified tests as laid out in the policy. The whole of the site is within a safeguarded sandstone area. The views of the Council's Minerals Officer have been sought and it is clear that development of the site would sterilise an area of the minerals resource on the south west side of the B4236 because of the need to provide a 300m buffer around any new mineral working. Therefore the proposal does not satisfy criterion i, ii and iv set out in Policy CW22 and the decision in terms of mineral safeguarding will rest on whether there is an overriding need for the development (criterion iii).

In conclusion the site lies outside the settlement boundary of Caerphilly and is contrary to the provisions of Policy SP5. Notwithstanding this, it is well related to the existing settlement and would constitute a logical rounding off, given the existing pattern of development along Abertridwr Road and directly east.

The SINC and SLA designations on the site have received detailed consideration from Countryside and Landscape Officers but in principle do not preclude development, subject to appropriate mitigation. There is concern, however, that this development will affect the openness of the green wedge designation between Penyrheol and Hendredenny as there will be an impact on the open character of this part of Abertridwr Road. However, this would only be a small intrusion into the green wedge and would be seen in both short term and medium term views against the backdrop of the existing housing to the north and east.

The Council is required to ensure that there is a genuine 5-year supply of housing land available within the county borough and therefore the lack of 5-year supply is a material consideration in determining this application. The Council in its consideration of the 2014 Annual Monitoring Report accepted the need to continue to consider this issue in order to address the lack of a five year land supply in the short term. The development of the application site for housing would deliver much needed housing, including affordable housing, in an area of considerable housing need.

Cont....

Application No. 15/0442/OUT Continued

On balance the need to deliver new housing including affordable housing in this area and the need to increase the housing land supply is considered to outweigh the fact that this site lies outside the settlement boundary as this would be a suitable rounding off. Therefore subject to the imposition of conditions as suggested by statutory consultees in respect of appropriate mitigation to reduce the impact of the development on the Green Wedge, SLA and SINC, and subject to the provision of safe highway access there is no objection raised to the development.

Comments from consultees: No objections raised.

Comments from public: The objections raised are considered in turn below:-

1. It is noted that the highway network surrounding the application site currently experiences high levels of traffic during peak periods. However, the application was supported by a Transport Statement which suggests that the proposed development will increase traffic flows during peak periods by 2.4% (am) and 2.2% (pm). It is not considered that this increase in traffic flows would place an unacceptable burden on the highway network in the area. Moreover such an increase would not be sufficient to warrant refusal of the application.
2. The access to the site has been assessed by the Transportation Engineering Manager who has raised no objection to the application. The proposed access complies with design guidance in terms of layout, alignment and visibility and as such it is not considered that it would be unacceptable in highway safety terms.
3. The provision of infrastructure within the area is currently being assessed as part of the review of the Local Development Plan. Service providers and stakeholders are consulted and have an input into this process and are able to identify where facilities need to be provided in the future. In that regard, the provision of such facilities is not for consideration as part of this application. However, the information held by the Council indicates that such facilities are not required in the area. Indeed in terms of spaces within the schools within the catchment it is clear that even if all of the dwellings proposed as part of the LDP review were to be built there would still be capacity within the local Primary School and the local Secondary School would be deficient by two spaces. Clearly this indicates that there is not an issue of under provision in the area. Moreover, it is not felt that a development for 28 units would place any undue burden on the services in the area.

Cont

Application No. 15/0442/OUT Continued

4. No objections have been received from statutory consultees in respect of the provision of services such as drainage and water to the site. If there was insufficient capacity on the area then the service providers would have a duty to provide improved facilities but no such issue has been identified in this instance.
5. The effect of the proposal on the green aspect of the area has been assessed above.
6. Any potential overbearing impact has been addressed above.
7. Loss of privacy has been addressed above.
8. Loss of light has been addressed above.
9. Whilst there would inevitably be noise impacts as part of the construction of any dwellings on this site, this activity would be a small and transient part of the development. The resultant development of the dwellings on the site is unlikely to have any more affect on the noise impacts in the area than the existing houses and as such it is not felt that the development would cause any noise issues which would warrant refusal of the application.
10. The design of the dwellings is reserved for future consideration. However, the scale parameters submitted are not considered to be out of keeping with the character of the area and are similar to a number of dwellings in the locality. With regard to the proposed flats, the scale of these has been reduced in response to the first round of consultations and that scale is considered to be acceptable in terms of both design and affect on the amenity of neighbouring dwellings. Whilst it may be argued that there are no flats on the housing sites immediately adjacent to the application, there are some in the wider area and in any event the design of the flats can be such that the character is in keeping with the surrounding area.
11. The Coal Authority has been consulted on the application and has raised no objection. In that regard it is accepted that there are no mining legacies that would affect the development. Any developer of the land would have a responsibility to develop the site in a proper manner in order to ensure that no damage is caused to adjacent land, but this is a private matter that has no bearing on the determination of this application.

Cont

Application No. 15/0442/OUT Continued

12. Whilst the indicative layout submitted presents a very linear development that is not in keeping with current design guidance, it is strongly constrained by the topography of the site. Moreover, this is in keeping with the linear nature of the existing development in the area and as such it is not considered to be unacceptable in planning terms.
13. The location of the site within the green belt is addressed above.
14. The application has been considered by the Council's Head of Public Health and Protection and no objection has been raised. In any event, the application site is not in an area that is currently affected by high levels of pollution and as such this development is unlikely to increase pollution to an unacceptable degree.
15. Loss of view is not a material planning consideration.
16. Loss of property value is not a material planning consideration.
17. The affect of the development on ecology is addressed above.
18. Whilst Policy SP5 promotes the use of brownfield land in preference to greenfield sites, it does not preclude the use of greenfield sites that are considered to be acceptable in all other regards.
19. The need for housing in the area is addressed above.
20. This application was made valid on the 22nd July 2015 and three rounds of public consultation have been carried out since that date. Objection letters have been accepted throughout that period and the high volume of objections received is an indication that adequate opportunity has been given to comment on the application.
21. It is accepted that not all of the residents within the surrounding housing estates were consulted on this application. However, the consultation was carried out in accordance with the Council's protocol and letters were sent to all of those people who live within 4m of the application site or have a common boundary with it together with a site notice and a press notice.
22. The proposed development would better represent rounding off of the existing settlement and as discussed above it is considered that this is acceptable in planning terms.

Other material considerations: None.

Cont....

Application No. 15/0442/OUT Continued

RECOMMENDATION that (A) The application is Deferred to allow the completion of a Section 106 Agreement for the provision of 30% Affordable Housing and Open Space Provision as set out in the report. On completion of the Agreement (B) that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of appearance, landscaping, layout and scale 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, 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) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Design and Access Statement, Transport Statement, Extended Phase 1 Ecological Survey and Plans T2171-PA-01, T2171-PA-02, T2171-PA-03D, T2171-PA-04, T2171-PA-05, T2171-PA-06, T2171-PA-07A, T2171-PA-08, T2171-PA-09, T2171-PA-10, T2171-PA-11, T2171-PA-12 and T2171-PA-14 (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. 15/0442/OUT Continued

- 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 proposed means of access shall be laid out, constructed and maintained thereafter with vision splays of 2.4m x 120m. No obstruction or planting when mature exceeding 900mm in height shall be placed or allowed to grow in the required splay.
 REASON: In the interests of highway safety.
- 08) The B4263 Abertridwr Road shall be improved in a manner to be agreed in writing by the Local Planning Authority before any other works commence. The highway improvements shall consist of a carriageway widening, provision of a pedestrian refuge island, provision of a bus stop facility and the alteration to the existing layby, as indicated on drawing number T2171-PA-03D.
 REASON: In the interests of highway safety.
- 09) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
 REASON: In the interests of the amenity of the area.
- 10) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
 REASON: In the interests of the amenity of the area.
- 11) 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. 15/0442/OUT Continued

- 12) 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 and the approved management plans shall be carried out as agreed.
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).
- 13) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and replacement of hedgerows within the site, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted within 12 months of the completion of the development.
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).
- 14) Prior to the commencement of works associated with the development hereby approved, a landscaping scheme including at least 25% native and local provenance tree, shrub and wildflower species shall be submitted to the Local Planning Authority for approval. The agreed details shall be carried out in the first planting or seeding season following the occupation of the development. Any trees or plants which within a period of five years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

Cont....

Application No. 15/0442/OUT Continued

- 15) Prior to the commencement of the development hereby approved a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:
- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and
 - (b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
 - (c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- REASON: In the interests of the visual amenity of the area.
- 16) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- REASON: To retain effective control in the interest of the visual amenity and character of the area.
- 17) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
- REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

Cont....

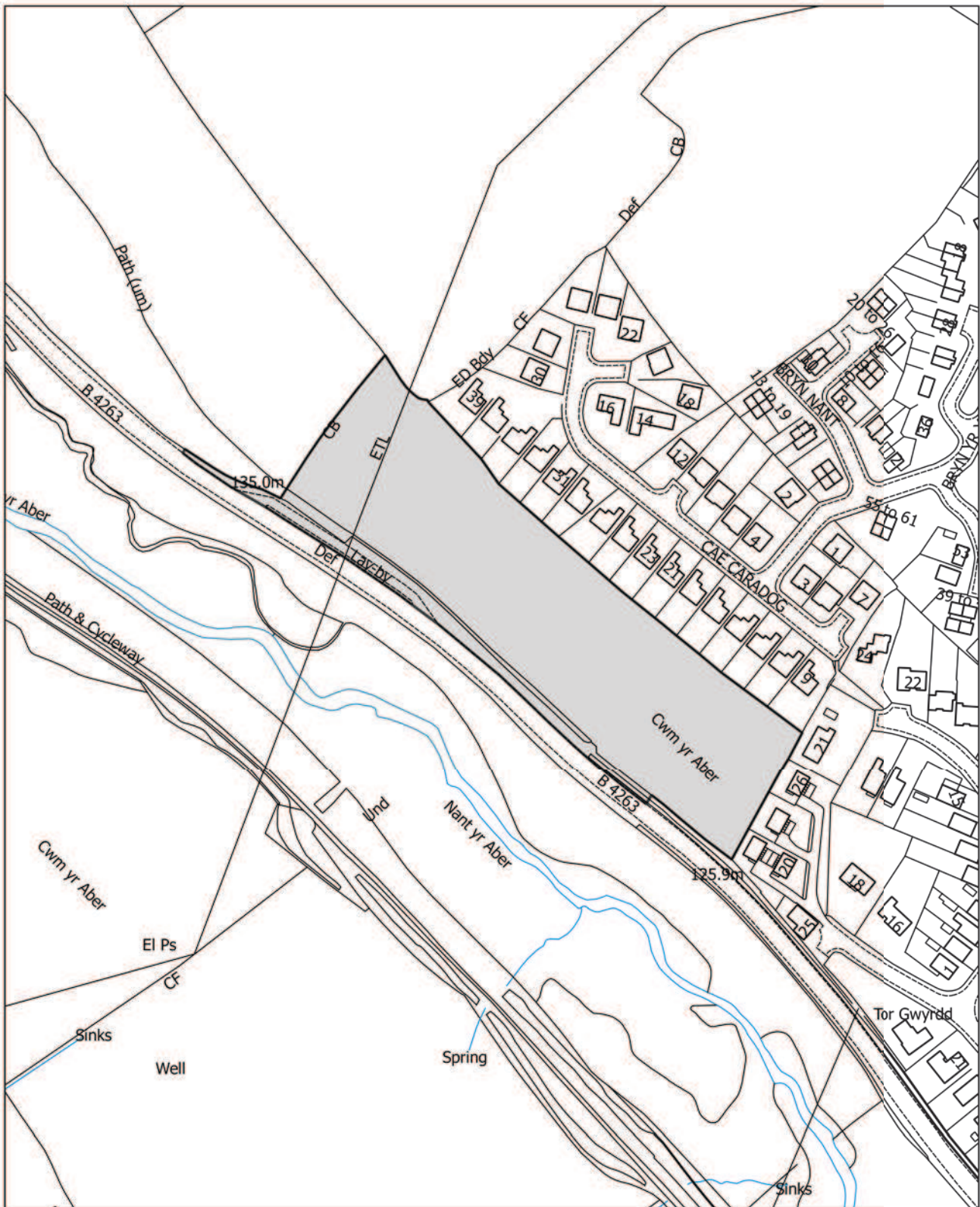
Application No. 15/0442/OUT Continued

Advisory Note(s)

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

Please find attached comments from Dwr Cymru/Welsh Water, Transportation Engineering Manager and Wales and West Utilities.

DEFERRED FOR REASONS FOR REFUSAL



Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0158/FULL 21.06.2016	Mr M Starr Acorn House 77 The Pastures Long Bennington Nottinghamshire NG23 5EG	Demolish existing bungalow and garage and construct four apartments Mapledene 10 Dan-y-coed Caerphilly CF83 1HU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Mapledene, 10 Dan-y-coed, Caerphilly.

Site description: The existing house is a detached residential bungalow with detached garage and associated garden land located towards the western end of Danycoed, a residential street in south east Caerphilly. The land is on the southern side of the street and to the east is the neighbouring bungalow Drywsnant number 9 Dan-y-coed. A small access lane bounds the western boundary with the rear gardens of properties fronting Princes Avenue located beyond. Dan-y-coed Road provides the northern site boundary and on the opposite side of the street are detached dwellings set back from the road with generous front amenity areas.

Development: Full planning permission is sought to demolish the existing bungalow and redevelop the site with a purpose built apartment building to provide three number, one bedroom apartments and one number, two bedroom apartment. The apartment building would be two storeys in height and at the eastern end would incorporate a vehicular access way to enable residents to park within a rear parking court. Four rear parking spaces are provided for the residents. There are also two additional visitor parking spaces located in front of the building which would be accessed directly from Dan-y-coed. The apartment building also includes a rear enclosed stairwell to provide access to the first floor apartments. Each apartment has an open plan kitchen/lounge area with separate bedroom and bathroom apart from the two bedroom apartment located on the first floor which has an additional bedroom.

The footprint of the apartment building at the eastern side is sited a similar distance away from Dan-y-coed Road (circa 2.4m) as the front building line of the existing bungalow. The design of the apartment building is such that it then angles away from Dan-y-coed Road and at its western end the front elevation of the apartment building is set back approximately 11m from Dan-y-coed Road with the visitor parking bays located in front of the principal elevation.

Cont....

Application No. 16/0158/FULL Continued.

Dimensions: The angled footprint of the apartment building has frontage of approximately 17m. The depth of the building ranges between 8m - 8.6m excluding the stairwell which has a footprint of 4.2m by 3.5m. The apartment building has an eaves height of 5.9m and a ridge height of approximately 8.3m.

Materials: Brick and rendered finish to the walling and concrete roof tiles.

Ancillary development, e.g. parking: Four rear parking spaces for the apartments and two visitor spaces. Bin storage area and cycle stands.

PLANNING HISTORY 2005 TO PRESENT

15/0677/FULL - Demolish existing bungalow and construct 6 residential apartments - Withdrawn 29.09.15.

POLICY

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

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

Policies: SP3 (Development Strategy in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints), CW16 (Locational Constraints - Retailing).

Supplementary planning guidance contained in LDP5 - Car Parking standards, LDP6 - Building Better Places to Live.

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

Planning Policy Wales.

Paragraph 4.11.9 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.

Cont....

Application No. 16/0158/FULL Continued.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Low risk area, an informative note will be forwarded to the developer.

CONSULTATION

Transportation Engineering Manager - No objections subject to conditions related to highway matters.

Head Of Public Protection - No objections subject to conditions requiring a method statement for demolition; soil importation; dust suppression and noise mitigation.

Senior Engineer (Land Drainage) - Offers no objection but requests further information or a drainage condition be attached.

Dwr Cymru - No objections.

Countryside And Landscape Services - No objection, if minded to approve request that a condition be added requiring submission of a Landscaping scheme and a management plan.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 22 nearby properties.

Response: Four objections have been received.

Summary of observations:

- Insufficient parking provision for the development which could lead to further traffic and parking problems within Dan-y-coed and the surrounding streets where on-street parking is already an issue, sometimes preventing access to existing driveways and hampers delivery vehicles/waste collection.

Cont....

Application No. 16/0158/FULL Continued.

- Subdivision of terrace dwellings within the area to flats have increased parking requirements.
- Development is too far from Caerphilly town in sustainability terms to be taken account in terms of parking. Nobody will ever park in town and walk here that is simply unrealistic.
- Proposed development offers little or no amenity space.
- Development is out of character with the area, is overbearing and out of scale. The immediate area surrounding Dan-y-coed consists of single residential dwellings not purpose built multi occupancy apartment buildings.
- Loss of Privacy.
- Height of the apartment block will be higher than the existing neighbouring bungalow roof and would include a wall of windows overlooking the rear property affecting privacy.
- Increase in noise, traffic and lighting. Dan-y-coed currently has 10 houses in the cul-de-sac a mixture of detached bungalows and houses. This development will increase the number of residences by 40 per cent.
- Local Wildlife will be affected by the demolition of the bungalow and construction of the apartment block.
- Insufficient play facilities in the surrounding area and as a no through road, parents use Dan-y-coed to bring children to learn to ride their bikes which would be more dangerous, particularly during the construction period.
- The development will block light and views to existing houses.
- Noise, dust and other pollution while the construction works are carried.
- No precedent or need for the development and if approved would set a precedent for further development.
- Alternative would be to demolish bungalow and rebuild a larger house.
- Two residences in Dan-y-coed have previously applied for planning permission to erect dwellings on their land and have been refused.
- How will the Council take steps to ensure that the contractors manage the general safety of local residents if this development is approved?
- The site plan does not show a neighbouring property.
- Is the lane being narrowed?

SECTION 17 CRIME AND DISORDER ACT

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

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

Cont....

Application No. 16/0158/FULL Continued.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A survey was carried out and no evidence of protected species was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes.

ANALYSIS

Policies:

The main issues to be considered in the determination of this planning application are the compatibility of the residential use with neighbouring land uses, the effect of the development upon the character and amenity of the surrounding area, impact on neighbour amenity and highway safety.

The application site is included within the settlement boundary for Caerphilly as identified in the Local Development Plan (LDP), it is considered that in policy terms the development of this site would be consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate new development within the existing settlement.

The proposed development would introduce an apartment building into a street with a predominately low density residential character comprising a mixture of detached houses and bungalows. Higher density terraced dwellings are present in the surrounding streets. It is considered that in principle, the introduction of an apartment building must be assessed on how it would relate to the area in terms of the site specific circumstances such as the site size, the development design, including the massing of the development, the character of the surrounding properties and the development's impact on street scene.

The significant length of the proposed apartment block at approximately 17m would span across the majority of the site frontage providing a greater massing than other properties on the street. It is acknowledged that the angled design of the principal elevation means it steps away from Dan-y-coed Road, reducing the visual impact of the development at the western end of the site. Notwithstanding this aspect the building would have a substantial width and mass to its principal elevation with a significantly wider frontage and higher eaves and ridge than the adjacent bungalow within the existing street scene of detached houses and bungalows found within Dan-y-coed. The apartment building proposed would be approximately 1 metre higher in ridge height than the neighbouring bungalow, Drywsnant.

Cont....

Application No. 16/0158/FULL Continued.

The house located on the other side of Drywsnant has a ridge height of a similar height to the proposed development but is a single dwelling of significantly less mass. It is considered that the development on a site of limited width and by reason of its scale and massing, in particular the width and height of the apartment building's principal elevation, would appear out of keeping with the other properties within Dan-y-coed. The apartment building would represent an over dominant, cramped form of development, out of keeping with the general pattern of development and thereby harming the character of the area.

In terms of the impact of the development on neighbour amenity the apartment building at its western end would be located approximately 4 metres away from the rear amenity areas of properties fronting Princes Avenue. There is an intervening access lane between the application site and the amenity areas of properties in Princes Avenue and the orientation of the apartment building is such that no direct overlooking would occur at unacceptable distances, although oblique views would be possible. It is considered on balance that the development would not have an unacceptable impact on the amenity enjoyed by properties on Princes Avenue. It is also considered that acceptable separation distances would be achieved to those properties on the northern side of Dan-y-coed.

The existing bungalow on the application site is located approximately 5.3m away from the eastern boundary with the neighbouring bungalow, Drywsnant, 9 Dan-y-coed. The roof form of the existing bungalow on the application site is hipped which further reduces the massing to the boundary with Drywsnant. The proposed apartment building in contrast would have its eastern gable end elevation within 1 metre of the boundary with Drywsnant and would have an eaves height of approximately 6m and a ridge height of 8.3m. Drywsnant has fenestration on its eastern side elevation, which at ground floor is covered by a car port formed of a solid side wall with timber clad insert panels (which allow some light through) and a polycarbonate style roof which provides light through it to the downstairs non habitable windows. Planning permission was granted to alter the roof form and convert and introduce bedrooms within the loft space. A window on the upper portion of the west facing elevation of Drywsnant serves one of the bedrooms in combination with a window on the rear elevation. This side window would look directly out at the proposed side elevation of the apartment block with a limited separation distance (circa 4m). It is considered that due to the massing and proximity to the boundary, the new apartment building which has a ridge height just over 1 metre higher than Drywsnant, would have an overbearing effect and have a significant detrimental impact on daylight and outlook from the bedroom window and to the ground floor fenestration leading to unacceptable reduction in the amenity.

Cont....

Application No. 16/0158/FULL Continued.

It is considered that the development proposed would be out of keeping with the general pattern of development in the area and would have an unacceptable overbearing impact and result in a significant reduction in light and outlook from fenestration on the western side elevation presently enjoyed by the occupier of the adjacent property, Drywsnant, 9 Dan-y-coed. It is recommended for refusal accordingly.

Comments from Consultees:

Consultees have indicated that Highway, Land Drainage and Environmental Health matters can be addressed via planning conditions.

Comments from public:

- Insufficient parking provision for the development which could lead to further traffic and parking problems within Dan-y-coed and the surrounding streets which is already an issue. The Transportation Engineering Manager has considered the proposed development, the site circumstance including the local highway network and has offered no objections to the development and the level of parking proposed, it would provide on-site parking and a turning facility within the rear court allowing for vehicles using the designated spaces to exit the site in a forward gear.
- Residents within Princes Avenue already park in Dan-y-coed because they do not have sufficient space.
As above
- Subdivision of terrace dwellings within the area to flats have increased parking requirements
As above
- Width of Dan-y-coed Road is narrow and on street parking causes access to existing driveways difficult and sometimes impossible.
As above
- Future problems for larger delivery vehicles and/or Council's Waste collection vehicles if on street parking increases following development.
As above
- Development is too far from Caerphilly town in sustainability terms to be taken account in terms of parking. Nobody will ever park in town and walk here that is simply unrealistic. The site lies within 500m of Caerphilly town centre and train station and the development also provides a cycle stand area and therefore the authors comments on sustainability of the site are not therefore shared by the LPA.

Cont....

Application No. 16/0158/FULL Continued.

- Proposed development offers little or no amenity space.
The development would provide a substantial communal garden area at the rear of the plot and therefore concern is not substantiated.
- Development is out of character with the area, this concern is supported in the above reasoning.
- Development is overbearing.
The impact on the nearest neighbouring property has been considered and forms part of the reason for refusal.
- Will not enhance the outlook from the neighbouring properties as supporting information suggests.
The impact on the nearest neighbouring property has been considered and forms part of the reason for refusal.
- Too large a development not in keeping with the existing properties
The scale of the development forms part of the reason for refusal.
- Loss of Privacy.
It is considered that the orientation of the apartment block is such that it has avoided introducing direct overlooking at unacceptable distances.
- The immediate area surrounding Dan-y-coed consists of single residential dwellings not purpose built multi occupancy apartment buildings the development would alter the makeup and fabric of the surrounding area and would result in a loss of character. This concern is addressed in the above analysis.
- Height of the apartment block will be higher than the existing bungalow roof and would include a wall of windows overlooking the rear of our property affecting our privacy
It is considered that the orientation of the apartment block is such that it has avoided introducing direct overlooking at unacceptable distances.
- Increase in noise, traffic and lighting from the multi occupancy building
It is considered that there would not be an unacceptable impact in terms of the development and suitable conditions could control aspects that the LPA deemed appropriate.
- Light pollution from the development.
This aspect of the development could be controlled thorough a lighting scheme or other legislation.

Cont....

Application No. 16/0158/FULL Continued.

- Local Wildlife will be affected by the demolition of the bungalow and construction of the apartment block.
The submitted bat surveys indicated that bats were not present in the building and it is considered that mitigation measures could enable the development to have an acceptable impact on local wildlife.
- Dan-y-coed and the surrounding area is a quiet and gentile area.
This is the author's opinion but does not preclude acceptable development.
- Insufficient play facilities in the surrounding area and as a no through road, parents use Dan-y-coed to bring children to learn to ride their bikes which would be more dangerous, particularly during the construction period.
The construction phase could be managed and general safety precautions for highway users.
- The development will block light and views to existing houses.
The impact on the nearest neighbouring property has been considered and forms part of the reason for refusal.
- Noise, dust and other pollution while the construction works are carried out and problems with construction traffic.
It is considered that suitable construction management and site operating requirements could mitigate these concerns.
- No precedent or need for the development and if approved would set a precedent for further development.
The application has been considered on its planning merits.
- Suggests alternative would be to demolish bungalow and rebuild a larger house.
It is not a matter for the Local Planning Authority to comment on alternative proposals. Each application must be considered on its individual merit.
- Two residences in Dan-y-coed have previously applied for planning permission to erect dwellings on their land and have been refused.
It is unclear which applications are being referred to but the current application has been considered on its planning merits.
- How will the Council take steps to ensure that the contractors manage the general safety of local residents if this development is approved?
Were the development deemed acceptable planning conditions could address certain aspects of the development in relation to the construction period and the developers would be required to comply with relevant health and safety legislation.

Cont....

Application No. 16/0158/FULL Continued.

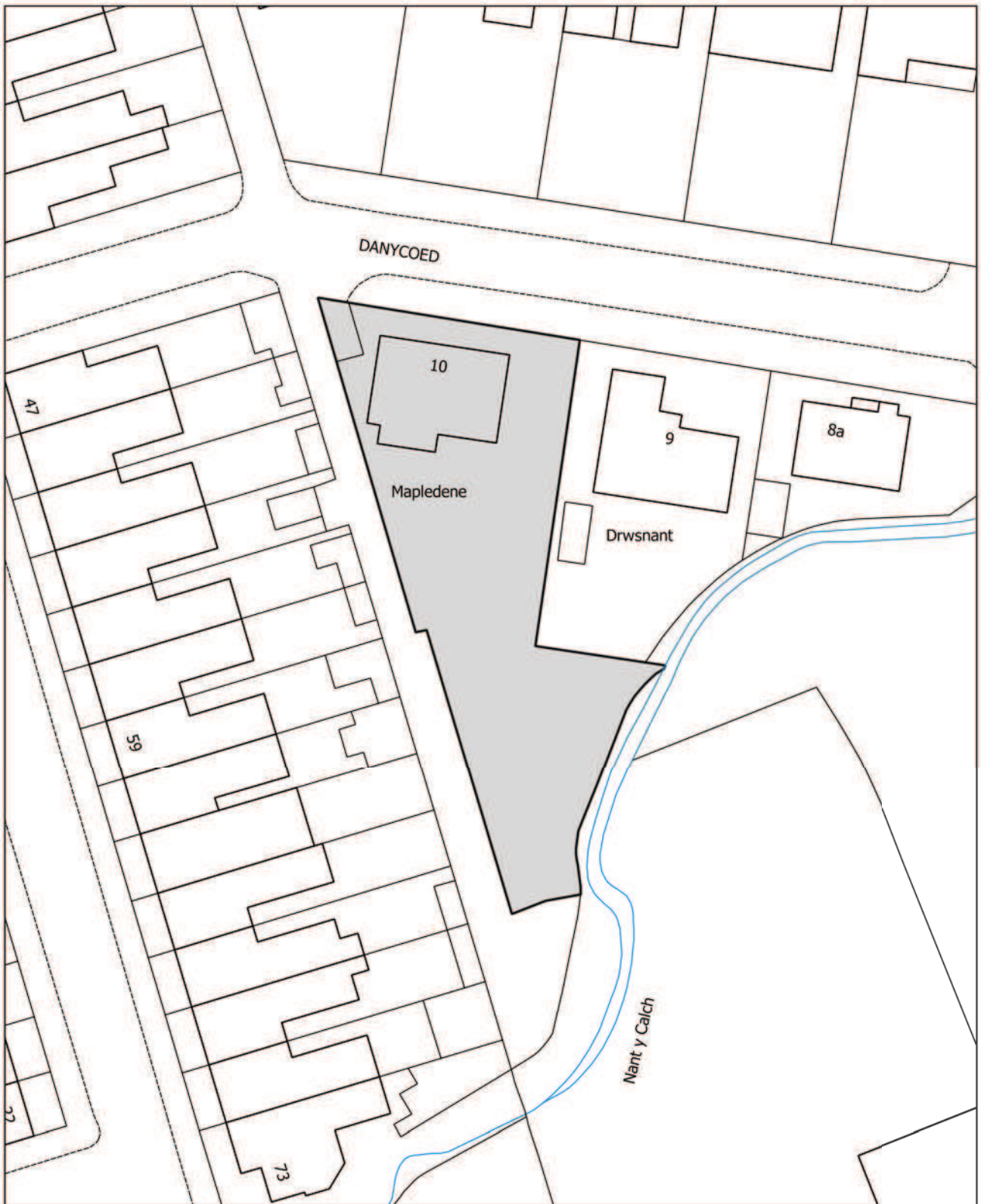
- The site plan does not show a neighbour's property.
The submitted application details were considered adequate to assess the proposal and the impact on the surrounding properties.
- Is the lane being narrowed?
The development does not appear to impact on the lane.

Other material considerations: It is noted that the submitted Bat Survey and Tree Report have indicated that following flight surveys no evidence of Bats using the bungalow to be demolished was found. The tree report has indicated that those trees required to be removed to facilitate development are of relatively poor quality (grade C) and that were the development acceptable in other respects the imposition of conditions requiring Landscaping details would provide opportunity for suitable mitigation.

RECOMMENDATION that Permission be REFUSED

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

- 01) The development by reason of its siting and scale, in particular its close proximity to the boundary would have an unacceptable overbearing impact and result in a significant reduction in light and outlook from fenestration on the western side elevation presently enjoyed by the occupier of the adjacent property, Drywsnant, 9 Dan-y-coed contrary to criterion A of Policy CW2 (Amenity) of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.
 - 02) The development by reason of its scale and design on a site of limited width would constitute an over dominant and cramped form of development out of keeping with the general pattern and character of the area unacceptably detracting from its attractive qualities and distinctiveness contrary to Criterion B of Policy SP6 (Placemaking) of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.
-



This page is intentionally left blank

Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0533/LA 22.06.2016	CCBC Community And Leisure Services Mr M Headington New Road Tiryberth Hengoed	Develop a new cemetery for the provision of approximately 2000 burial plots and 1800 mini graves, a new building comprising offices and welfare facilities together with public toilets, site infrastructure and car parking Land Adj To Old Nantgarw Road Groeswen Cardiff CF15 7UN

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Land adjacent to Old Nantgarw Road, Groeswen, Cardiff, CF15 7UN.

Site description: The site is located outside of the settlement boundary. The site slopes in a south-easterly direction towards the existing highway and is lined with trees on the north eastern and north western boundaries. A hedgerow runs along the boundary adjacent to the highway for the length of the site. In addition there are a number of trees through the middle of the site, near the existing field gates. Old Nantgarw Road, from which the proposed cemetery will be accessed, runs along the south eastern boundary of the site, with open farmland immediately adjacent to the other boundaries. Old Nantgarw Road is situated within Rhondda Cynon Taff ownership.

Development: Full planning permission is sought in respect of the development of a proposed new cemetery to provide 2000 burial plots and 1800 mini graves used for cremations; a new building comprising offices and welfare facilities together with public toilets; site infrastructure comprising single lane/2 lane carriageway with pedestrian provision, car parking adjacent to the new access road and building and two new vehicular points onto Old Nantgarw Road.

Cont....

Application No. 16/0533/LA Continued.

The access road into the cemetery is intended to partially operate on a one way system, with entry location off Old Nantgarw Road at the midpoint of the site and a one way circulatory to the planned exit location to the eastern end of the site. This section of road will be one-way single carriageway 3.65m wide at entry and exit. The western half of the cemetery will be served by a 7.3m wide two-way carriageway linked to the proposed access road.

Internal footpaths / footways are 1.8m wide.

The proposed building comprising offices and welfare facilities together with public toilets measures is 9m x 18m and 4m high. The building is to be finished using grey face bricks with a grey slate tile roof and upvc double glazed windows and doors.

A DDA compliant access ramp is to be provided to both the disabled toilets and main entrance of the building. The internal layout of the building comprises an office, canteen, drying room, toilets and store room.

A compound area, measuring 10m x 22.4m will be provided at the rear of the building with a vehicular access link around the proposed building. The compound will be enclosed with 1.8m high steel palisade fencing and gates.

Foul sewage to be via a cess pit installed slightly north of the building.

Public toilets are to be locked outside of operational hours.

Parking is to be provided in close proximity to the new cemetery building, 2 spaces of which are allocated for disabled users. In addition parking is also provided to the north and east of the site.

Opening times 08:00 to 19:30 Monday to Saturday and 09:00 to 17:30 on Sundays.

Dimensions: Site area is 3.67 hectares - see also details above.

Materials:

1.8m high steel palisade fence to compound area and site boundary adjacent Old Nantgarw Road, 1.4m high bow top fence to all other boundaries of the site i.e. adjacent to open farm land.

The building comprises alternative slate roof in grey, facing brick walls and all external doors and windows to be upvc; macadam to access roads and parking areas

Cont....

Application No. 16/0533/LA Continued.

Ancillary development, e.g. parking: Fifteen car parking spaces and two disability spaces.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Outside of the settlement boundary, within the Mynydd Eglwysilan Special Landscape area (SLA) (Policy NH1.3) and also identified as a new cemetery (Policy CF1.31).

Policies:

Strategic Policies

SP3 - Development Strategy in the Southern Connections Corridor, SP6 - Place making, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations - highways, CW5- Protection of the Water Environment, CW6 - Trees, Woodlands and Hedgerow Protection, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards.

NATIONAL POLICY

Planning Policy Wales, 8th Edition, January 2016, TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No. The site falls within Schedule 2, 10 (b) - Urban Development Projects but does not exceed the threshold of 5 hectares in terms of the requirement to provide an Environmental Impact Assessment.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not an issue in respect of this application but an advisory note will be forwarded to the developer.

Cont....

Application No. 16/0533/LA Continued.

CONSULTATION

Natural Resources Wales - Have significant concerns with the proposed development and recommend that should planning permission be granted conditions are attached to any consent to address foul drainage requirements, restriction on burial locations and the provision of an ecological assessment.

Senior Arboricultural Officer (Trees) - Notes that the Tree Protection Plan (TPP) (superimposed over the proposed layout at that time) dates from July 2015, and the separate diagram from Engineering Consultancy (Tree Requirements (Planning Application)) is dated April 2016. The additional plan titled General Arrangement (Planning Application), also dated April 2016 indicates a revised layout that incorporates some of the trees that the tree consultant had earlier suggested in their TPP would be removed, and therefore not require any protection measures. Consequently, the Tree Protection Plan needs to be updated to reflect clearly which of those trees previously proposed for removal, are now being shown to be retained. This may be addressed by attaching a condition to any consent.

Overall, there are a number of trees and hedgerow sections which are to be removed if the proposed development is approved. If the retained trees are appropriately protected as detailed specifically in the Broadway tree report, then he is satisfied that the other trees' unavoidable loss will be sufficiently mitigated in the long-term by that proper protection.

The Coal Authority - Provides advice to be conveyed to the developer.

Transportation Engineering Manager - No objection subject to a condition being attached to any consent requiring the proposed access be completed in permanent materials to be approved by the LPA before the development is brought into beneficial use.

Countryside And Landscape Services - The current LDP has identified this site for the location of a new cemetery and as such there is no objection to the principle of this application.

However the LDP also identifies the area as being outside the settlement boundary and within the Mynydd Eglwysilian SLA. High standards of design are therefore required to maintain the SLA's Primary Landscape Qualities and Features, and address the Key Policy, Management and Development Control issues of the SLA, identified within the LDP.

Cont....

Application No. 16/0533/LA Continued.

Whilst the principle of the development is considered acceptable, it is considered that the materials proposed in respect of the proposed building, fencing and gates are not in keeping with the rural character of this area. It is recommended that the details of the site layout, fencing, trip rails, gates, CCTV, Building Design and landscaping are addressed by conditions to be attached to any consent.

A General Arrangement Plan PL02 and a Tree Requirements Plan PL04 have been submitted with tree application but no Landscape Proposals or details of the CCTV cameras to be installed.

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

Dwr Cymru - The site is crossed by a trunk water main and Dwr Cymru/Welsh Water provides advice to be conveyed to the developer in respect of the same.

As the applicant intends utilising a cesspit facility they advise that the applicant seeks the appropriate advice from the Building Regulations Authority or an Approved Inspector. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred they provide advice to be conveyed to the developer.

ADVERTISEMENT

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

Response: Three.

Summary of observations:

- no drainage details provided;
- the burial of corpses and their subsequent degradation pollute ground water and any receiving surface water;
- no reference is made to the height limit of grave headstones;
- visual impact of the development and screening of the site;
- the site is not readily accessible by public transport;
- highway safety issues including increased traffic and lack of pedestrian footpaths;
- suggest traffic lights be introduced on the Penrhos roundabout;
- suggest the development should be subject to an environmental assessment to assess the visual impact of the development upon the agricultural area, an area of scientific significance, traffic.

Cont....

Application No. 16/0533/LA Continued.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

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

The main issues to be considered in the determination of this application are the impact of the development on amenity, highway safety and on the interests of nature conservation, and the water environment.

Policy SP6 of the LDP requires 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 various criteria including an appropriate mix of uses that reflect the role and function of settlements, a high standard of design, a location and layout that reflects sustainable transport and accessibility principles and provides full and easy access for all, the efficient use of land and the incorporation and enhancement of existing natural heritage features.

The site is identified for a new cemetery by Policy CF1.31 in the LDP. Cemetery land is needed across the County Borough but the most acute pressure is in the Caerphilly Basin area. With such tight constraints on the space available to extend the existing facilities, it has been necessary to identify a wholly new site for a cemetery.

It is considered the proposed site meets most criteria - accessibility through good transport links, close to the major centres of population, and environmental issues. The site is well located for main transport routes and is on gently undulating land opposite the General Electric Aircraft Engine Services (GEAES) plant.

Cont....

Application No. 16/0533/LA Continued.

Design

The Design and Access Statement and drawing PL02, submitted with the application state that the boundary fence to Old Nantgarw Road and to the secure compound at the rear of the cemetery building will be a steel palisade. This is a heavy industrial fence and is not considered suitable for either a cemetery or a rural location within a Special Landscape Area. The chosen fence for the remainder of the cemetery perimeter is a Bow top fence. This is a fence style commonly associated with urban parks and is not considered suitable for a rural location within the SLA.

No details of the proposed Cemetery gates, location of the CCTV camera have been submitted and no details of the proposed trip rail have been submitted.

The proposed cemetery building is utilitarian in appearance, more suited in design to a temporary school classroom or industrial estate. It adds nothing to sense of place, reflection and remembrance one associates with cemeteries.

Consequently, in terms of design, whilst the principle of this development is acceptable it is considered appropriate to attach conditions to any consent requiring further details in respect of fencing, trip rails, gates, CCTV, and building design in order that the development has more regard to its rural context.

It is considered the use of this land for a cemetery is compatible in land use terms and will not have an adverse impact on the character or amenity of the surrounding area subject to further details being submitted as discussed above.

Policy CW2 of the LDP considers amenity. The nearest dwelling to the proposed application site is Gwaun Gledyr Uchaf, some 127metres to the north, which will be separated from the application site by a field parcel. Another dwelling located to the east of the site is Ty-fry, which is located some 159metres away and separated from the site by an intervening field. In this respect it is considered the proposed development will not have an adverse impact upon the amenity or privacy of the occupants of nearby neighbouring properties.

Policy CW3 of the LDP considers highway requirements.

Objection has been raised regarding the lack of pedestrian access to the site. There are no public transport links directly to the site however the site is well located for main transport routes. There are bus stops located on the A468, Nantgarw Road, opposite GEAES and whilst there is a pedestrian footpath running along the eastern boundary of Nantgarw Road, there is no pedestrian link to the proposed cemetery access. However, many of the cemeteries within the borough do not have pedestrian access and it is considered that generally people would drive to the cemetery but if they wished to walk it would include a walk along Old Nantgarw Road, which whilst able to accommodate two-way traffic has no footpaths.

Cont....

Application No. 16/0533/LA Continued.

It is not anticipated that there will be significant pedestrian movement to and from this site.

Pedestrian movement through the proposed cemetery will be via a series of footpaths.

A 2.4m x 70m vision splay in accordance with highway requirements will be provided at the entrance to the site following minor alterations to hedges and trees.

Policies SP10 and CW4 of the LDP is concerned with the protection of natural heritage and Policy CW6 considers trees, woodland and hedgerow protection. The impact of the proposed development has been considered above and concerns raised may be addressed by attaching appropriate conditions.

Landscaping

Objection has been raised that due consideration has not been given to the rural setting in terms of this proposed development.

The LDP identifies the area as being outside the settlement boundary and within the Mynydd Eglwysilian SLA. High standards of design are therefore required to maintain the SLA's Primary Landscape Qualities and Features, and address the Key Policy, Management and Development Control issues of the SLA, identified within the LDP.

The development has been designed to have as little effect on the surrounding countryside as possible; the majority of existing planting, including trees and hedges will be retained to maintain the natural screening but will include the removal of some trees and hedgerows in order to facilitate the development. In this respect protective fencing will be erected in respect of tree protection zones. This aspect of the development may be controlled by attaching appropriate conditions to any consent.

The hedge to Nantgarw Road is to be retained though short sections are to be lost to achieve visibility splays at the site entrance and exit. It is not known whether these sections of hedge will be replanted on a new alignment? No mention is made of the quality of the remaining hedgerows on the site boundary or whether it is proposed to strengthen or enhance them as part of the development. The retention of the hedgerow trees and the retention / strengthening of the remaining hedgerows would be welcomed as this would fit with the Key Policy and management objectives of the SLA identified with in the LDP. However, no landscape proposals have been received and in this respect it is considered appropriate to attach a condition to any consent requiring a landscaping scheme to address these issues.

Cont....

Application No. 16/0533/LA Continued.

Ecology.

Natural Resources Wales (NRW) require a condition is attached to any consent requiring an ecological assessment, which demonstrates the proposed development will avoid any adverse impact upon the special interests of the Gwaun Gledyr Site of Special Scientific Interest, (which is located 300m to the north east), through any hydrological links.

Policy CW5 deals with the protection of the water environment. Objection has been raised regarding the suitability of the site in terms of drainage, both surface water and land drainage flows.

The burial of corpses and their subsequent degradation may potentially pollute groundwater and any receiving surface waters. In order to protect these water resources, the potential pollution risks must be assessed and mitigation measures proposed to deal with any unacceptable risks.

WYG Environment (WYG) was commissioned by Caerphilly County Borough Council to carry out a phased assessment of the application site.

Following a site investigation carried out by the developer, an area with a seasonally high water table was indicated in part of the site rendering it unsuitable for burials. These areas have been used to locate the building and cremation areas to maximise the burial plots for the remainder of the site.

Details of surface water run-off has been provided. It is to be directed to filter drains constructed adjacent to the carriageway areas which will act as soakaways in addition to other highlighted areas. Filter drains and soakaways are to be provided to allow the additional surface water to be drained naturally into surrounding ground and not put any greater impact on any existing drainage in the area. Notwithstanding the drainage information submitted the Senior Engineer (Land Drainage) has requested a condition is attached to any consent requiring comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with.

Natural Resources Wales (NRW) require conditions are attached to any consent restricting the location of burials as identified in the recommended zonation map prepared by WYG dated August 2013. They also require a revised foul drainage scheme because a cess pit is not a long term viable option for non-mains foul drainage and consideration should be given to a more sustainable method of foul drainage either through connection to the foul sewer or the installation of a package treatment plant or septic tank where this is not available. Again, this may be addressed by attaching appropriate conditions to any consent.

Cont....

Application No. 16/0533/LA Continued.

A Dwr Cymru/Welsh Water Main runs through the north of the site and the layout of the proposed development has given consideration to this constraint as discussed above. Dwr Cymru/Welsh Water provides advice to be conveyed to the developer.

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

Comments from public:

- no drainage details provided; (this aspect of the development has been discussed above and may be addressed by attaching appropriate conditions to any consent);
- the burial of corpses and their subsequent degradation pollute ground water and any receiving surface water; (addressed above);
- no reference is made to the height limit of grave headstones; (not considered to be a material consideration in the determination of this planning application);
- visual impact of the development and screening of the site (The majority of existing trees and hedgerows are to be retained and a conditions will be attached to any consent requiring a landscaping scheme, with the aim of reinforcing and maintaining natural site boundaries as discussed above);
- the site is not readily accessible by public transport (this is fact and is discussed above);
- highway safety issues including increased traffic and lack of pedestrian footpaths (Highway implications have been discussed above);
- suggest the development should be subject to an environmental assessment to assess the visual impact of the development upon the agricultural area, an area of scientific significance, traffic (the site does not require an Environmental Impact Assessment and matters raised have been considered above).

Other material considerations: None.

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. 16/0533/LA Continued.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing no.PL01 (Site location plan)
Drawing no.PL02 (General arrangement)
Drawing no.PL03 (Building Requirements)
Drawing no.PL04 (Tree Requirements)
Drawing no.PL05 (Miscellaneous details)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The proposed access shall be completed in permanent materials, details of which shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be completed before the development is brought into beneficial use.
REASON: In the interests of highway safety.
- 04) No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner; and any tree or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
REASON: In the interests of visual amenity and biodiversity.
- 05) Notwithstanding the submitted plans details of the external materials to be used in the construction of the building hereby approved shall be submitted for consideration and approval in writing with the Local Planning Authority. The external finishes to be submitted shall reflect the rural character of the locality. The development shall be constructed in accordance with the agreed details.
REASON: In the interests of visual amenity.
- 06) Prior to the commencement of the development hereby approved a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the first beneficial use.
REASON: In the interests of the visual amenities of the area.

Cont....

Application No. 16/0533/LA Continued.

- 07) Details, including the location of CCTV cameras shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed details prior to the beneficial use of the development hereby approved.
REASON: In the interests of visual amenity.
- 08) No development shall commence until details of a scheme for the disposal of foul water, surface water and land drainage flows from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.
REASON: To ensure the development is served by an appropriate means of drainage.
- 09) Burials shall be restricted to certain parts of the site as identified in the recommended zonation map prepared by WYG, dated August 2013, and no burials shall be:
- less than 50m from a potable groundwater supply sources;
-less than 30m from a water course or spring;
-less than 10m from field drains;
-into standing water and the base of the grave must be above the local water table.
REASON: To minimise the risk of pollution to controlled waters.
- 10) Prior to the commencement of any site or vegetation clearance an extended phase 1 Ecological Survey shall be carried out and the results of the survey, together with any proposed remedial measures shall be submitted for the agreement of the Local Planning Authority. The measures shall be complied with as agreed.
REASON: To ensure adequate protection for protected species.
- 11) 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. The development shall be carried out in accordance with the agreed management plan.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and TAN 5 Nature Conservation and Planning (2009).

Cont....

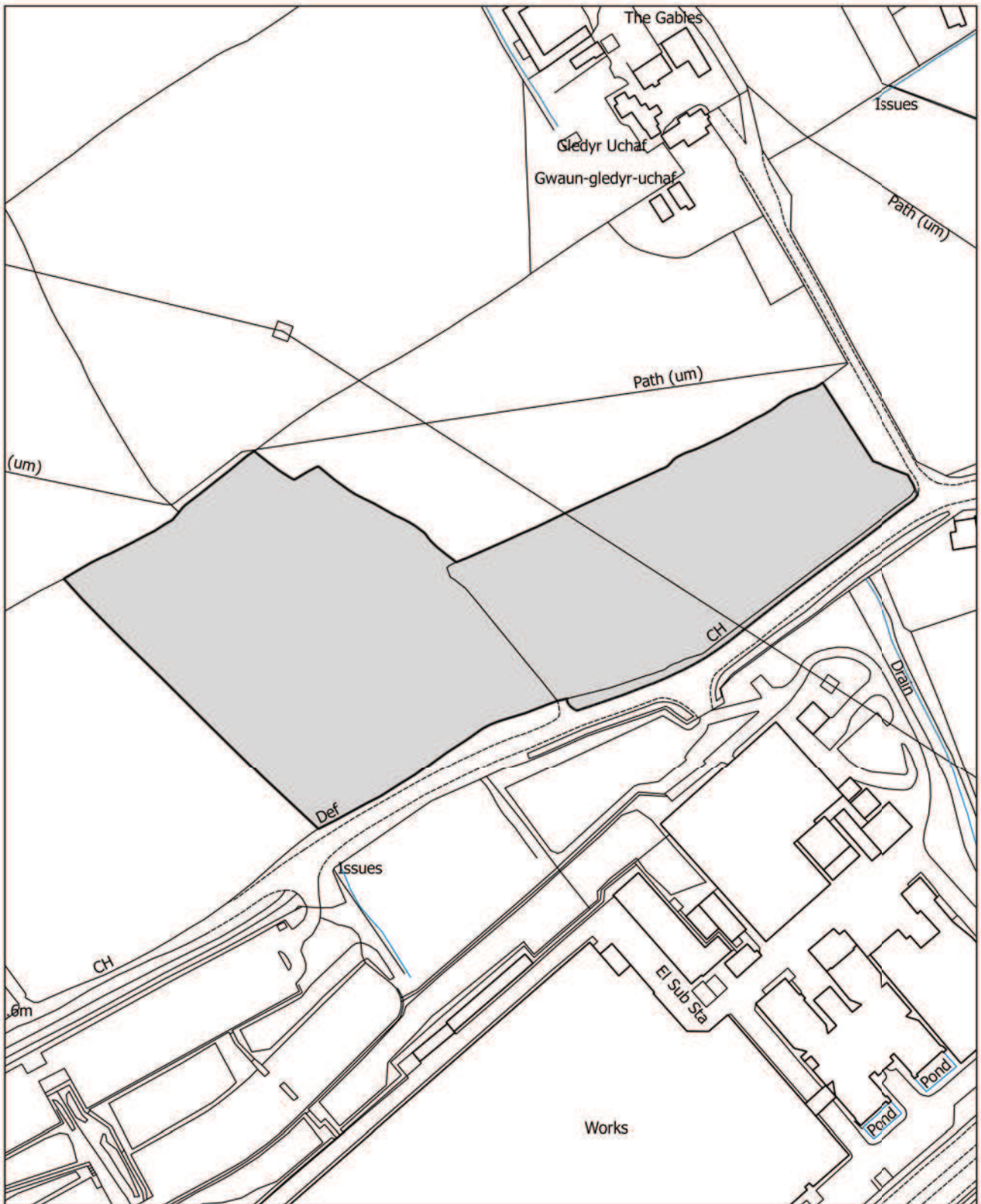
Application No. 16/0533/LA Continued.

- 12) Prior to the commencement of any felling or tree pruning works associated with the development hereby approved, a survey shall be carried out to determine the presence of bat roosts within the trees on site and the details of the survey together with any measures to minimise the impact from tree/hedge management works, shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the agreed details.
REASON: To ensure adequate protection for protected species.
- 13) Prior to the commencement of works on site, a method statement shall be submitted for the approval to the Local Planning Authority detailing the treatment of Himalayan Balsam (*Impatiens glandulifera*). The development shall be carried out in accordance with the approved details.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act. Himalayan Balsam is included within this schedule

Advisory Note(s)

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

The applicant is advised of the comments of the Senior Engineer (Land Drainage), The Coal Authority, Countryside & Landscape Services, Senior Arboricultural Officer, Natural Resources Wales and Dwr Cymru/Welsh Water.



Agenda Item 12

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0437/RET 28.06.2016	Mrs A Pronger 74 Half Acre Court Caerphilly CF83 3SU	Retain new fence along boundary line in place of previous overgrown bushes 74 Half Acre Court Caerphilly CF83 3SU

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is located at 74 Half Acre Court Caerphilly.

Site description: The site is the boundary of a residential curtilage within a residential area located to the north-east of Caerphilly town centre.

Development: The application proposes a new boundary fence and extension of the garden area by approximately one metre. The development would replace a brick wall with planting in front.

Dimensions: The proposed fence is approximately 1.8 metres high.

Materials: The fence is a close boarded timber fence stained a reddish brown colour.

Ancillary development, e.g. parking: No other development is proposed.

PLANNING HISTORY 2005 TO PRESENT

14/0776/FULL - Erect two-storey side and rear extension - Granted 20.01.15.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement boundaries identified in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP).

Policies: The following policies are relevant to the determination of this application: CW2 Amenity, SP6 Placemaking.

Cont....

Application No. 16/0437/RET Continued.

NATIONAL POLICY National policy in Planning Policy Wales and TAN 12 Design are relevant to the determination of the application.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield.

CONSULTATION

Transportation Engineering Manager - No objection.

ADVERTISEMENT

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

Response: No response has been received.

Summary of observations:

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
The proposed development is unlikely to have a significant effect on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No. No new floorspace is created.

Cont....

Application No. 16/0437/RET Continued.

ANALYSIS

Policies: The application has been considered in the context of national policy and policies in the LDP. The main issue is considered to be the effect of the proposed development on the amenity of the area and its visual impact.

The background to the application is that an extension was built for which permission was granted in 2015 under reference 14/0776/FULL. A complaint was received in early 2016 that the garden had been extended and a new fence constructed on the boundary with the highway. Officers investigated the complaint and advised that the replacement of the original wall with a fence at the back of the footway was not acceptable on visual amenity grounds and that the wall should be reinstated in its original position.

A Statutory pre-application (SPA) enquiry was submitted in April 2016, when the applicant apologised for constructing the fence but said that they were not aware an application was required. They stated that the fence had been put up to make the house more secure and because the bushes in front of the original wall had attracted litter. They also stated that there were other boundary fences near their house. In the response to the SPA enquiry the Council commented that the predominance of boundary treatments on the estate was face brick walls set back from the boundary with planting between the walls and the back edge of the pavement. In addition, the original boundary treatment makes an important contribution to the visual amenity of the area and it was the function of the local planning authority to protect it.

LDP policy SP6 seeks to ensure that new development achieves a high standard of design reinforcing attractive qualities of local distinctiveness. Policy CW2 criterion A requires new development to have no unacceptable impact on the amenity of neighbouring properties or land. Supplementary planning guidance in LDP 7 also states that boundary treatments contribute to the quality of the street scene and help to make streets more attractive to pedestrians.

It is considered that the proposed fence at the back edge of the footway does not respect the character of the area and has a detrimental effect on the visual amenity of the local area. The recommendation is, therefore, to refuse the application and to seek an alternative solution with the applicant that is more in keeping with the character of the local area.

The Highways transportation officer has confirmed that there is no objection in terms of vision splays on the bend of the estate road and the land that has been enclosed within the curtilage is not highway land.

Comments from consultees: No objections have been received.

Cont....

Application No. 16/0437/RET Continued.

Comments from public: No representations have been received.

Other material considerations: Normally a fence up to one metre in height adjacent to the road would be "permitted development". However, in this case the permission for the housing estate, reference P/04/0146, stated:

"Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls, other than those expressly approved as part of this permission, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road."

The existing fence is considerably higher than one metre and the condition was imposed to retain control over boundary treatments and to ensure a consistent approach.

RECOMMENDATION that Permission be REFUSED

This permission is subject to the following condition(s)

- 01) The siting and design of the proposed development would be out of character with the street scene which has a uniformity of design, introducing an incongruous element which would not meet the aims of policy SP6 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and Supplementary design guidance in LDP 7 Householder development and TAN12: Design, in that it would not reinforce attractive qualities of local distinctiveness. In addition, the proposed fence would be contrary to policy CW2 due to the unacceptable impact on the amenity of adjacent land.
-



This page is intentionally left blank

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
16/0589/FULL 26.04.2016	Mrs M Goodenough 6 Llewelyn Avenue Croespenmaen Newport NP11 3GN	Erect dormer roof bathroom extension 6 Llewelyn Avenue Croespenmaen Newport NP11 3GN	Granted 24.06.2016
16/0263/FULL 27.04.2016	Miss N Lovatt & Mr R Hunter Stanmore 21 Park Road Hengoed CF82 7LW	Erect a two-storey side extension Stanmore 21 Park Road Hengoed CF82 7LW	Granted 24.06.2016
16/0258/COND 29.04.2016	Ocean Community Services Ltd Mr A Griffiths 5th Floor Harlech Court Bute Terrace Cardiff CF10 2FE	Discharge conditions 2 (bat protection) and 3 (bird protection) of planning consent 16/0108/FULL (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	Decided - Discharge of Conditions 24.06.2016
16/0278/FULL 03.05.2016	Mr J Hooper Woodlands Pant-yr-resk Road Abercarn Newport NP11 4TB	Erect a two-storey side extension Woodlands Pant-yr-resk Road Abercarn Newport	Granted 24.06.2016
16/0363/FULL 10.05.2016	Mr W Jones 13 Heol Morien Nelson Treharris CF46 6JA	Erect a single-storey bedroom extension with en-suite 13 Heol Morien Nelson Treharris CF46 6JA	Granted 24.06.2016
16/0264/FULL 03.05.2016	Mr M Brock 81 Hazel Grove Caerphilly CF83 3BP	Erect single-storey rear extension and convert garage to residential 81 Hazel Grove Caerphilly CF83 3BP	Granted 27.06.2016

16/0282/NCC 03.05.2016	Mr Williams 1 Edgehill Pontllanfraith Blackwood NP12 2NZ	Vary condition 01 of planning consent 11/0188/FULL (Convert three bedroom house into two one-bed flats) to extend the period of time within which to commence development by a further five years 1 Edgehill Pontllanfraith Blackwood NP12 2NZ	Granted 27.06.2016
16/0596/FULL 27.04.2016	Mr S Smalley 39 Court Road Energlyn Caerphilly CF83 2LT	Erect single side and rear extension with porch and canopy to front elevation 39 Court Road Energlyn Caerphilly CF83 2LT	Granted 28.06.2016
16/0433/NMA 01.06.2016	Miss G Chan Clean Earth Energy Unit 2A Bess Park Road Trenant Industrial Estate Wadebridge Cornwall PL27 6HB	Seek approval of non material amendment to planning consent 14/0704/FULL (Erect a single wind turbine of max 86.5m to tip, along with associated infrastructure including an access track and electrical housing) to relocate the substation to the southwest of the turbine Bedlwyn Farm Cefn-Rhychdir Road Phillipstown New Tredegar	Granted 28.06.2016
16/0236/FULL 11.04.2016	Mr S Neale 21 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Erect a two-storey rear extension 21 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Refused 29.06.2016
16/0323/FULL 11.04.2016	Mr P Goode 21 Ware Road Caerphilly CF83 1SX	Convert loft, erect a kitchen extension and a building above the garage 21 Ware Road Caerphilly CF83 1SX	Granted 29.06.2016
16/0340/FULL 04.05.2016	Ms J Meeson 287 Bedwas Road Caerphilly CF83 3BL	Erect a dark wood grain orangery to the side of the dwelling house 287 Bedwas Road Caerphilly CF83 3BL	Granted 29.06.2016

16/0357/COND 10.05.2016	Mr P Parr 20 Melin Street Cwmfelinfach Ynysddu Newport NP11 7GZ	Discharge conditions 1 (approved details), 2 (apron materials), 3 (garage door details), 4 (PD removal) and 5 (materials) of planning consent 16/0019/RET (Retain a single-storey garage) 18 Mill Street Cwmfelinfach Newport NP11 7HH	Decided - Discharge of Conditions 29.06.2016
16/0360/ADV 11.05.2016	Nuaire Home Ventilation Ltd Mr M Lyons Block A Western Industrial Estate Caerphilly CF83 1NA	Display advert Nuaire Home Ventilation Ltd Block A Western Industrial Estate Caerphilly	Granted 29.06.2016
16/0430/NMA 01.06.2016	Mr J Hyde 11 Pentwyn Avenue Blackwood NP12 1HS	Seek approval of a non-material amendment to planning consent 15/0681/FULL (Replace three existing outbuildings with a domestic garage with storage area above) to provide two garages in lieu of the original three, to make minor alterations to other external doors and windows and to increase the overall height by approximately 600mm Tirfilkins Farm Tir-Philkins Woodfieldside Blackwood	Refused 29.06.2016
16/0250/CLPU 15.04.2016	Mr Symes 5 Pine Grove Ystrad Mynach Hengoed CF82 7DS	Obtain a Lawful Development Certificate for the proposed single-storey extension 5 Pine Grove Ystrad Mynach Hengoed CF82 7DS	Granted 30.06.2016
16/0127/COND 17.02.2016	Mr S Spillane Cartref Duffryn Road Abertillery NP13 1HJ	Discharge conditions 03 (Drainage), 07 (Parking), 8 (Drainage) 11 (External Surfaces) & 12 (Boundary Walls) of planning permission 15/0033/FULL (Erect residential development (3 No. units) Land Off Duffryn Road Brynawel Wattsville Newport	Decided - Discharge of Conditions 01.07.2016

16/0325/FULL 11.04.2016	Mr G Ball 11 Elm Grove Trethomas Caerphilly CF83 8GT	Erect porch and provide alterations to the front elevation 11 Elm Grove Trethomas Caerphilly CF83 8GT	Refused 01.07.2016
16/0247/NCC 15.04.2016	Mr J Morris 18 Carn-y-Tyla Abertysswg Tredegar NP22 5AF	Vary condition 19 of planning consent 14/0350/FULL to relocate bungalow on plot 6 to avoid underground services and remove attached garage Redwood Memorial Hospital The Terrace Rhymney Tredegar	Granted 01.07.2016
16/0356/RET 09.05.2016	Mr J Saravanmuthu 8 Commercial Street Ystrad Mynach Hengoed CF82 7DX	Retain new shop front and roller shutter security screen 8 Commercial Street Ystrad Mynach Hengoed CF82 7DX	Refused 01.07.2016
16/0448/NMA 03.06.2016	Mr C Brimble Newland 7 Warren Drive Caerphilly CF83 1HQ	Seek approval of non-material amendments to planning application 15/0320/FULL (Remodel existing property to include attic bedrooms and ground floor open plan living accommodation) to change the appearance of proposed roof including fewer roof lights and to amend the positions of roof windows and chimney Newland 7 Warren Drive Caerphilly CF83 1HQ	Granted 01.07.2016
16/0438/FULL 18.04.2016	Chemical Corporation Mr A Barham Atlas House Unit 9 Bedwas Business Park Caerphilly CF83 8DU	Erect industrial storage unit for storing non-hazardous lubricants Land Between Units 4 And 11 Bedwas Business Centre Bedwas House Industrial Estate Bedwas	Granted 04.07.2016
16/0474/FULL 19.04.2016	Mr J Hayter 2 Raglan Road Hengoed CF82 7LX	Erect a two-bedroom dwelling Land Within Curtilage 2 Raglan Road Hengoed CF82 7LX	Refused 04.07.2016

16/0346/FULL 06.05.2016	Mrs A Fowler 1 Coed-Y-Pandy Bedwas Caerphilly CF83 8DS	Demolish garage and replace with a two-storey attic extension to side and rear 1 Coed-Y-Pandy Bedwas Caerphilly CF83 8DS	Granted 04.07.2016
16/0348/FULL 07.05.2016	Lewis & Co. Mrs J Phillips 85 Commercial Street Pontymister Risca NP11 6AW	Change the use of first floor flat to office accommodation and replace shop front 85 Commercial Street Pontymister Risca NP11 6AW	Granted 04.07.2016
16/0350/FULL 08.05.2016	Mr & Mrs A Leach 27 Paxton Close Penpedairheol Hengoed CF82 8HL	Erect single-storey kitchen extension 27 Paxton Close Penpedairheol Hengoed CF82 8HL	Granted 04.07.2016
16/0354/COND 09.05.2016	Kenton Floors Mr N Ker 29 Woodpecker House Pantglas Industrial Estate Bedwas Caerphilly CF83 8DR	Discharge Conditions 2 (bird protection), 3 (contamination - scheme to treat), 6 (dust mitigation), 7 (noise mitigation) and 10 (drainage) of planning consent 15/0284/FULL (Erect extension to existing warehouse and internal alterations to offices) Kenton Floors Woodpecker House 29 Pantglas Industrial Estate Bedwas	Decided - Discharge of Conditions 04.07.2016
16/0358/FULL 10.05.2016	Mr A Flanagan 16 Heol-Y-Waun Pontlloftyn Bargoed CF81 9RU	Erect a single-storey front extension providing an extended lounge, hallway and shower room 16 Heol-Y-Waun Pontlloftyn Bargoed CF81 9RU	Granted 04.07.2016
16/0359/FULL 10.05.2016	Springfield Properties Ltd Blackberry House Pen Y Turnpike Dinas Powys CF64 4HG	Erect units for small industry Land At Former Knitwear Factory Adjacent To Block H Withey Court Western Industrial Estate Caerphilly	Granted 04.07.2016

16/0372/COND 12.05.2016	Temporis Wind Mr D Jazwa 36-38 Berkeley Square Berger House London W1J 5AE	Discharge conditions 8 (traffic management plan), 11 (cable route and ecological mitigation), 12 (tree protection), 14 (bird protection) & 15 (drainage) of planning consent 15/0097/FULL (Erect a single wind turbine with a maximum blade tip height of up to 78 metres and associated infrastructure including the installation of a new access track and upgraded access track; a crane pad (measuring approximately 25m by 40m) and a substation) Cefn Bach Farm Cefn Road Upper Deri Bargoed	Decided - Discharge of Conditions 04.07.2016
16/0376/ADV 13.05.2016	Lidl UK GmbH C/o Bilfinger GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Replace existing flag pole sign with 6m high totem sign Lidl UK GmbH 1 Commercial Street Pontymister Risca	Granted 04.07.2016
16/0470/FULL 19.04.2016	Mr U Stephens Barn Cottage Mill Road Deri Bargoed CF81 9NT	Alter existing boundary wall Barn Cottage Mill Road Deri Bargoed	Granted 05.07.2016
16/0349/FULL 07.05.2016	Mr C James 94 Markham Crescent Oakdale Blackwood NP12 0LY	Erect two-storey and single-storey rear extensions (including demolition of existing conservatory) 94 Markham Crescent Oakdale Blackwood NP12 0LY	Granted 05.07.2016
16/0234/COU 11.04.2016	Power Athletics - Caerphilly Mr G Wiltshire 36 Heol Graig Wen Penyrheol Caerphilly CF83 2JQ	Change the use from light industrial B2 use to a health and fitness centre D2 use Unit A De Clare House 4 Sir Alfred Owen Way Pontygwindy Industrial Estate	Granted 06.07.2016

16/0245/FULL 14.04.2016	Mr P Clarke 59 High Street Crosskeys Newport NP11 7FN	Erect porch to front of property, demolish existing single-storey rear addition and erect two- storey extension 59 High Street Crosskeys Newport NP11 7FN	Granted 06.07.2016
16/0253/CLPU 21.04.2016	Mr I Young 15 Ger Nant Ystrad Mynach Hengoed CF82 7FE	Obtain a Lawful Development Certificate for the proposed construction of a small extension to front of garage and remove kitchen wall to create a dining area at the rear of the garage 15 Ger Nant Ystrad Mynach Hengoed CF82 7FE	Refused 06.07.2016
16/0367/COU 11.05.2016	Mr A Hassan Flat 7 Ladyhill Court Newport NP19 9AR	Change the use to a vehicle washing and valeting facility, construct a canopy and erect a security fence with ancillary mobile structures Former Pontymister Service Station Newport Road Pontymister Risca	Refused 06.07.2016
16/0468/NMA 13.06.2016	Mr & Mrs P Morgan The Ranch New Row Machen Caerphilly CF83 8NX	Seek approval of a non- material amendment to planning consent 15/0139/FULL (Demolish dwelling and construct one replacement and three new dwellings) to amend the description of the development to 'Demolish dwelling and construct one replacement and three new dwellings to be erected in four phases' The Ranch New Row Machen Caerphilly	Granted 06.07.2016
15/1276/FULL 23.12.2015	Mr G Davies Manmoel Road Blackwood NP12 0HY	Erect three vertical axis turbines 31.5m in height (to tip) which will be connected via underground cables to an existing transformer house Penyfan Leisure Park Manmoel Road Manmoel Blackwood	Granted 07.07.2016

16/0261/RET 27.04.2016	Ms F Bowen Westways St Martin's Crescent Caerphilly CF83 1ER	Retain pool room, shed, decking and fence screening Westways St Martin's Crescent Caerphilly CF83 1ER	Granted 07.07.2016
16/0347/FULL 06.05.2016	Lordan UK Ltd Mr S Lancaster Unit 1 North Road Penallta Industrial Estate Hengoed CF82 7SS	Provide small roof pod extension to increase height locally over the existing factory roof area to accommodate new equipment Lordan (UK) Ltd Unit 1 North Road Penallta Industrial Estate	Granted 07.07.2016
16/0377/ADV 16.05.2016	Lidl UK GmbH C/o Bilfinger GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Replace existing flag pole sign with 7.5m high totem sign Lidl 5 Beddau Way Caerphilly CF83 2AX	Granted 07.07.2016
16/0378/ADV 16.05.2016	Lidl UK GmbH C/o Bilfinger GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Replace existing flag pole sign with 6m high totem sign Lidl Foodstores Pengam Road Ystrad Mynach Hengoed	Granted 07.07.2016
16/0408/FULL 19.05.2016	Mrs A Bebb 19 Plynlimon Close Croespenmaen Newport NP11 3GJ	Erect single-storey rear extension and first floor side dormer extension 4 Llewelyn Avenue Croespenmaen Newport NP11 3GN	Granted 07.07.2016
16/0462/FULL 08.06.2016	Miss H Jones Burcombe Lodge Windy Ridge Pontllanfraith Blackwood NP12 2DR	Erect a single-storey extension and provide alterations to property Burcombe Lodge Windy Ridge Pontllanfraith Blackwood	Granted 07.07.2016
16/0163/RET 30.03.2016	B Line Mr P R Banwell Units 25 - 26 Bowen Industrial Estate Aberbargoed Bargoed CF81 9EP	Retain the use of the ground floor of the building premises to private hire taxi office Units 25 - 26 Bowen Industrial Estate Aberbargoed Bargoed	Granted 08.07.2016

16/0165/FULL 30.03.2016	Mr M Cousins 4 Hanbury Close Whitchurch Cardiff CF14 2TB	Develop 3 new houses consisting of two houses of two-storeys with rooms in the roof and a single-storey house also with rooms in the roof, associated garaging to each property and access road Mountain House 41 Mountain Road Caerphilly CF83 1HH	Granted 08.07.2016
16/0379/FULL 13.05.2016	Mr L Jones 76 Central Street Ystrad Mynach Hengoed Caerphilly CF82 7AR	Erect two semi-detached houses plus parking Land At Raglan Road Hengoed CF82 7LY	Granted 08.07.2016
16/0380/FULL 13.05.2016	Mr & Mrs D Davies Chez Nous Sunny Bank Terrace Machen Caerphilly CF83 8PY	Relocate double garage Chez Nous Sunny Bank Terrace Machen Caerphilly	Granted 08.07.2016
16/0381/COND 13.05.2016	Mark 4 Developments Mr R Morgan 60 Lakeside Drive Lakeside Cardiff CF23 6DG	Discharge conditions 6 (drainage), 7 (boundary treatment), 8 (landscaping), 9 (invasive species) and 10 (waste from commercial premises) of planning consent 13/0545/COU (Convert public house and flat to retail ground floor and nine self-contained flats in upper floors with two and single-storey rear extensions and external alterations) Panteg Hotel The Square Abertridwr Caerphilly	Decided - Discharge of Conditions 08.07.2016
16/0485/NMA 10.06.2016	Mr C Stinton 1 Cwm Cuddy Drive Rhiwderin Newport NP10 8JN	Seek approval of a non-material amendment to planning consent 14/0441/FULL (Erect detached dwelling) in respect of cladding, fenestration and rooflights Nantyglesiad Cottage 14 White Hart Machen Caerphilly	Granted 08.07.2016

16/0502/CLPU 16.06.2016	Mr M Box 2 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Obtain a Lawful Development Certificate for the proposed summer room/orangery attached to the rear of the property 2 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 11.07.2016
15/1241/FULL 15.12.2015	Mr P Goddard 1 Parklands Blackwood Gwent NP12 1HU	Redevelop site with 8 residential units (3 No. 3 bed units & 5 No. 2 bed units) and associated parking Land Off Victoria Road Rhymney Tredegar NP22 5LP	Granted 12.07.2016
16/0382/FULL 16.04.2016	Mr P Richards 30 Lon Isaf Caerphilly CF83 1BT	Erect single-storey kitchen/breakfast & bedroom extension 30 Lon Isaf Caerphilly CF83 1BT	Granted 12.07.2016
16/0573/FULL 25.04.2016	Mr A Kidley 56 Brynglas Penyrheol Caerphilly CF83 2PL	Erect single-storey extension with mono-pitched roof on the side of the property 56 Brynglas Penyrheol Caerphilly CF83 2PL	Granted 12.07.2016
16/0383/FULL 17.05.2016	Mr S Thomas 1 Syndicate Terrace Cwmfelinfach Newport NP11 7HD	Erect first floor extension for bedroom and shower room 1 Syndicate Terrace Cwmfelinfach Newport NP11 7HD	Granted 12.07.2016
16/0384/FULL 17.05.2016	Mr K Jones Hillside 6 Commin Road Aberbargoed Bargoed CF81 9BL	Erect garage to front Hillside 6 Commin Road Aberbargoed Bargoed	Granted 12.07.2016
16/0164/FULL 31.03.2016	Ms M Jenkins 65 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AB	Erect detached garage to rear of property 65 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AB	Granted 13.07.2016
16/0316/COU 06.04.2016	T J's Play Centre Ltd Mrs C Mayne 1 Bevan Crescent Blackwood NP12 1EW	Change the use to a mixed-use play centre (D2) with cafe (A3) Unit A4 Pinewood Court St David's Industrial Estate Blackwood	Granted 13.07.2016

16/0265/FULL 27.04.2016	Mr P Orford 17 Gwyddon Road Abercarn Newport NP11 5GY	Erect a two-storey extension to side and a single-storey extension to rear of property 17 Gwyddon Road Abercarn Newport NP11 5GY	Granted 13.07.2016
16/0389/COND 18.05.2016	Mrs W Edwards 1 St David's Close Penpedairheol Hengoed CF82 8BL	Discharge of condition 2 (bird protection) of planning application 15/0795/FULL (Erect a single-storey ground floor extension) 1 St David's Close Penpedairheol Hengoed CF82 8BL	Decided - Discharge of Conditions 13.07.2016
16/0390/FULL 18.05.2016	Mr J Seymour Braeside Watford Road Watford Caerphilly CF83 1NE	Erect a two-storey extension to the rear of the property and erect new garage Braeside Watford Road Watford Caerphilly	Granted 13.07.2016
16/0405/FULL 18.05.2016	Mrs K Beckett 74 Heol Barri Energlyn Caerphilly CF83 2LX	Provide attic conversion with dormer windows 74 Heol Barri Energlyn Caerphilly CF83 2LX	Granted 13.07.2016
16/0394/COND 19.05.2016	Tealing Solar Parks Ltd C/o Pegasus Planning Group Ltd Mr C Cox First Floor South Wing Equinox North Great Park Road Almondsbury Bristol BS32 4QL	Discharge Conditions 10 (substation design), 15 (asset protection) and 24 (biodiversity) of planning consent 15/0451/FULL (Install ground mounted photovoltaic solar arrays with transformer stations; internal access tracks; biodiversity enhancement; landscaping; stock fencing; security measures; access gate and ancillary infrastructure) Pen Yr Heol Las Farm Pen Yr Heol Las Farm Lane Manmoel Blackwood	Decided - Discharge of Conditions 13.07.2016
16/0396/FULL 19.05.2016	Mr P E Stallard 17 The Bryn Trethomas Caerphilly CF83 8GL	Erect timber stable Land West Of Pandy-Mawr Road Bedwas Caerphilly	Granted 13.07.2016

<p>16/0398/COND 20.05.2016</p>	<p>Mrs K Cole CCBC - Education Dept Ty Penallta Tredomen Park Ystrad Mynach Hengoed Caerphilly CF82 7PG</p>	<p>Discharge conditions 2 (drainage), 3 (Construction Traffic Management Plan), 5 (tree protection) and 6 (tree protection) of planning consent 16/0044/LA (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 (Phase IV) Y Gwyndy - Ysgol Gyfun Cwm Rhymni Pontywindy Road Caerphilly CF83 3HG</p>	<p>Decided - Discharge of Conditions 13.07.2016</p>
<p>16/0401/COND 20.05.2016</p>	<p>Natural Resources Wales C/O Ove Arup And Partners Limited Ms N Queffurus Arup 4 Pierhead Street Cardiff CF10 4QP</p>	<p>Discharge condition 3 (engineering details of the works to affected footpaths/cycleways, site access points, together with a traffic management and method statement of planning consent 16/0128/FULL (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</p>	<p>Decided - Discharge of Conditions 13.07.2016</p>

16/0484/NMA 10.06.2016	McDonald's Restaurants Ltd 11-59 High Road East Finchley London N2 8AW	Seek approval of a non-material amendment to planning consent 15/1186/FULL (Reconfigure the drive thru lane and car park to provide a side-by-side order point with the construction of a new island for signage and reconfigured kerb lines including associated works to the site, provide alterations to elevations including minor extensions to formalise building lines and install a goal post height restrictor and 2 no. Customer Order Displays (COD)) to alter the elevations including the retention of the existing booth, cladding, additional cladding to elevation B and the retention of the existing side door McDonalds Cliff Road Blackwood NP12 0NT	Granted 13.07.2016
16/0361/COU 14.04.2016	Cafe 7 @ Quest Ltd Ms S Harvey Crossways Park Parc Pontypandy Caerphilly CF83 3NL	Change the use of part first floor Quest Gymnasium from D2 to D1 Unit 2 Crossways Park Parc Pontypandy Caerphilly	Granted 14.07.2016
16/0259/COU 30.04.2016	Mr D Wiffen Hillside House Craig Llan To Nant-Y-Cwm Rudry Caerphilly CF83 3EB	Erect single-storey extensions to front and rear of property, a two-storey side extension, install a dormer window in lieu of a rooflight to the attic room and change the use of part of the rear garden from agricultural to domestic use Hillside House Craig Llan To Nant-Y-Cwm Rudry Caerphilly	Granted 15.07.2016
16/0345/FULL 05.05.2016	Ms C Bishop 2 Aelybryn Street Fochriw Bargoed CF81 9JW	Erect garage 2 Aelybryn Street Fochriw Bargoed CF81 9JW	Granted 15.07.2016

16/0364/COU 10.05.2016	Mrs K Evans 37 Buzzard Way Penallta CF82 6GX	Change the use from the current use of offices to a child's private day nursery installing a kitchen and extractor fan, using one of the three disabled car park spaces to metal fence off a small play area and provide a junior sized toilet cubicle block with no extension to the building Cameron House 57 Commercial Street Ystrad Mynach CF82 7DW	Granted 15.07.2016
16/0371/FULL 12.05.2016	Mr G Pettit 71 The Crescent Bedwas Caerphilly CF83 8AG	Erect detached garage Land Opposite 71 The Crescent Bedwas Caerphilly	Granted 15.07.2016
16/0399/FULL 20.05.2016	Mr C Clements 4 Gellideg Heights Maesycwmmmer Hengoed CF82 7RL	Construct a first-floor and associated works to existing bungalow, reconfigure rooms to provide 3 first floor bedrooms and living/dining study to ground floor 4 Gellideg Heights Maesycwmmmer Hengoed CF82 7RL	Refused 15.07.2016
16/0402/RET 20.05.2016	POC Investments Limited Mr S Darling Alexander House Colliery Road Llanbradach Caerphilly CF83 3QQ	Retain the change of use from B2 (formally a disused print works) to D1 (day care with head office administration offices) and erect a single-storey garage Alexander House Colliery Road Llanbradach Caerphilly	Granted 15.07.2016
16/0409/FULL 23.05.2016	Mr K Moore 8 Waunfawr Road Crosskeys Newport NP11 7PG	Erect single-storey extension to rear of property 8 Waunfawr Road Crosskeys Newport NP11 7PG	Granted 15.07.2016
16/0415/ADV 25.05.2016	Bon Marche Jubilee Way Grange Moor Wakefield West Yorkshire WF4 4SJ	Erect one non-illuminated fascia sign, one internally illuminated fascia sign and one non-illuminated projecting sign Bon Marche Unit 23 Castle Court Caerphilly	Granted 15.07.2016

16/0416/FULL 26.05.2016	Mr Chamberlain 8 Emanuel Close Caerphilly CF83 1SG	Erect utility room to the front and side elevations 8 Emanuel Close Caerphilly CF83 1SG	Granted 15.07.2016
16/0418/FULL 27.05.2016	Mrs M James 40 West Avenue Trecenydd Caerphilly CF83 2SG	Erect single-storey rear extension 40 West Avenue Trecenydd Caerphilly CF83 2SG	Granted 15.07.2016
16/0420/FULL 27.05.2016	Dwr Cymru/Welsh Water Mr B Cotter Ty Awen Spoooner Close Coedkernew Newport NP10 8FZ	Carry out refurbishment/alterations to damaged reservoir spillway and associated works Rhymney Bridge Reservoir No. 2 Off A469 Tafarnaubach Tredegar	Granted 15.07.2016
16/0425/NCC 31.05.2016	Mr K Lair 40 Rhos Y Dderwen Blackwood NP12 1HB	Vary condition 8 of planning consent P/99/0063 to convert garage into living accommodation 40 Rhos Y Dderwen Blackwood NP12 1HB	Granted 15.07.2016
16/0456/NMA 07.06.2016	Natural Resources Wales (NRW) C/o Ove Arup And Partners Limited Arup 4 Pierhead Street Cardiff CF10 4QP	Seek approval of a non- material amendment to planning consent 14/0611/FULL (Construct flood defences, improve and maintain existing flood defences along the River Ebbw as part of the Risca Flood Risk Management Scheme plus associated engineering operations and landscape works) to provide amended landscaping proposals Land On The Northern Bank Of The River Ebbw Between Crosskeys And Pontymister Risca Newport	Granted 15.07.2016

16/0524/NMA 21.06.2016	Mr & Mrs Symons 31 King Street Cwmfelinfach Newport NP11 7HL	Seek approval of a non-material amendment to planning consent 14/0117/FULL (Erect single-storey sitting room extension and first floor bedroom extension on top of existing kitchen to no. 31 King Street, incorporating alterations to roof of extension to no. 29 King Street) to alter external finish to first floor element from render to shiplap upvc cladding (camel colour) 31 King Street Cwmfelinfach Newport NP11 7HL	Granted 15.07.2016
16/0393/FULL 18.05.2016	St Dingats PCC C/O St Dingats Church Mr C Gardener James Street New Tredegar NP24 6HF	Renovate, re-order and extend St Dingats Church James Street New Tredegar NP24 6HF	Granted 18.07.2016
16/0400/FULL 20.05.2016	Mr & Mrs Jones 36 Merlin Avenue Penallta Hengoed CF82 6AY	Erect single storey side extension 36 Merlin Avenue Penallta Hengoed CF82 6AY	Granted 18.07.2016
16/0406/COND 23.05.2016	Mr F J Tilley 5 Hillside Mount Pleasant Road Risca NP11 6BQ	Discharge conditions 2 (materials), 3 (balcony screening), 4 (soil contamination), 5 (drainage), 8 (entrance apron) and 10 (levels) of planning consent 14/0152/FULL (Erect detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge) Braeside 14 Brynheulog Road Newbridge Newport	Decided - Discharge of Conditions 18.07.2016
16/0407/COU 23.05.2016	Mr T Bevan Twyn College Farm Newbridge NP11 3NR	Change the use of ground floor from retail to a tattoo studio 2 New Buildings High Street Newbridge Newport	Granted 18.07.2016

16/0426/COND 01.06.2016	Asda Stores Ltd Ms C Bedford Asda House Great Wilson Street Leeds LS11 5AD	Discharge Conditions 2 (chemical testing), 3 (shallow mine workings), 4 (land contamination and gas mitigation) & 6 (details of tanks and pipework) of planning consent 16/0066/FULL (Construct an automated petrol filling station) Asda Cliff Road Blackwood NP12 0NT	Decided - Discharge of Conditions 18.07.2016
16/0450/COND 01.06.2016	Charter Housing Association Mr N Taylor C/o Pobl Group Exchange House The Old Post Office High Street Newport NP20 1AA	Discharge of condition 7 (programme of building recording and analysis) of planning approval 15/0791/LBC (Demolish two single-storey extensions, change the use from hotel to residential to accommodate nine apartments with internal alterations and construct three No. 3 bedroom dwellings) Oakdale Hotel Central Avenue Oakdale Blackwood	Decided - Discharge of Conditions 18.07.2016
16/0439/NCC 02.06.2016	Mr R Parry 25 Gellideg Isaf Rise Maesycwmmmer Hengoed CF82 7RB	Vary Condition 9 of planning consent P/00/0633 to retain conversion of garage to lounge 25 Gellideg Isaf Rise Maesycwmmmer Hengoed CF82 7RB	Granted 18.07.2016
16/0550/NMA 29.06.2016	Solarplicity Ltd Mr J McMillan Unit 8 Peerglow Centre Marsh Lane Ware SG12 9QL	Seek approval of a non-material amendment to planning application 15/0512/FULL (Construct solar photovoltaic park with associated pv equipment and cable route) to alter the design of fencing materials due to health and safety concerns and availability of products Pant-Ysgawen Farm Pant-Ysgawen Farm Lane Newbridge Newport	Granted 18.07.2016

16/0270/FULL 28.04.2016	Mr D Connolly Convatec Ltd Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney Tredegar NP22 5RL	Replace existing 160cm liquid nitrogen storage tank with a 420cm tank and replace existing vaporiser units in duty/standby configuration Convatec Ltd Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney	Granted 19.07.2016
16/0403/ADV 21.05.2016	Food Programme Delivery Orchid Group 1 Angel Square Manchester M60 0AG	Retain various signage Co-Operative Retail Services Ltd 6-10 Commercial Street Nelson Treharris	Granted 19.07.2016
16/0421/FULL 30.05.2016	Mr & Mrs M Gray 29 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Erect single-storey kitchen extension to rear of property 29 Bryn-Gwyn Street Bedwas Caerphilly CF83 8BA	Granted 19.07.2016
16/0442/FULL 02.06.2016	Mr Dunstan 6 Greenmeadow Machen Caerphilly CF83 8PB	Erect hipped roof porch to the front of the dwelling 6 Greenmeadow Machen Caerphilly CF83 8PB	Granted 19.07.2016
16/0451/FULL 06.06.2016	Darran Valley History Group Deri House Deri Bargoed CF81 9GT	Create pathway to memorial stone Land At Brook Row Fochriw Bargoed	Granted 19.07.2016
16/0086/FULL 05.02.2016	Mr C Rogers 10 Gwerna Crescent Maesycwmmmer Hengoed CF82 7QB	Erect a two storey rear extension 10 Gwerna Crescent Maesycwmmmer Hengoed CF82 7QB	Granted 20.07.2016
16/0480/FULL 20.04.2016	Mr G Roberts 2 Chepstow Court Hendredenny Caerphilly CF83 2TH	Erect front porch 2 Chepstow Court Hendredenny Caerphilly CF83 2TH	Granted 20.07.2016
16/0339/RET 04.05.2016	Mr S Haskell 36 Ty'n Y Parc Abertridwr Caerphilly CF83 4ED	Retain the conversion of garage to provide extra lounge living space and tarmac lawn at front of house to provide parking space 36 Ty'n Y Parc Abertridwr Caerphilly CF83 4ED	Granted 20.07.2016

16/0410/COU 23.05.2016	Cecil Homes Ltd Mr R Watkins C/o Robert Rogers Architect Mr R Rogers 105 Talbot Rd Talbot Green Pontyclun CF72 8AE	Change the use from D1 (Places of Worship, Church Halls) to C3 (Residential), construct a new two-storey extension to the southern elevation of the building to create a new entrance with access to the central staircase plus an additional first floor bedroom St Mabon's Parish Hall Cilfynydd Road To Pant-Du Road Llanfabon Treharris	Granted 20.07.2016
16/0412/COND 25.05.2016	Mr T Evans Llys-Pentwyn-Uchaf Farm Llys-Pentwyn-Uchaf Farm Lane Oakdale Blackwood NP12 0NE	Discharge conditions 6 (drainage), 8 (bat roost provision) and 10 (archaeology - written scheme of investigation) of planning application 12/0271/FULL (Renovate existing farmhouse and convert barns to provide 2 No. residential dwellings in total) Llys-Pentwyn-Uchaf Farm Llys- Pentwyn-Uchaf Farm Lane Oakdale Blackwood	Decided - Discharge of Conditions 20.07.2016
16/0459/CLPU 07.06.2016	Mr A Cromwell 43 Highfield Road Pontllanfraith Blackwood NP12 2EB	Obtain a Lawful Development Certificate for the proposed single-storey rear extension 43 Highfield Road Pontllanfraith Blackwood NP12 2EB	Granted 20.07.2016
16/0479/ADV 10.06.2016	Asda Stores LTD Asda House South Bank Great Wilson Street Leeds West Yorkshire LS11 5AD	Erect various signage Asda Cliff Road Blackwood NP12 0NT	Granted 20.07.2016
16/0482/COND 10.06.2016	Mr C Stinton 1 Cwm Cuddy Drive Rhiwderin Newport NP10 8JN	Discharge conditions 03 (access, car parking and turning areas), 04 (visibility splays), 05 (external surface materials) & 06 (drainage) of planning consent 14/0441/FULL - APP/K6920/A/15/3010070 (Erect detached dwelling) Nantyglesiad Cottage 14 White Hart Machen Caerphilly	Decided - Discharge of Conditions 20.07.2016

16/0121/FULL 11.03.2016	Trustees Of Watford Chapel Mr P Jones Llyswen 90 St Martin's Road Caerphilly CF83 1EN	Widen existing access lane and construct a new retaining wall Watford Cottage Watford Road Watford Caerphilly	Granted 21.07.2016
16/0499/RET 21.04.2016	Rockwood Animals Mr M Winfield 17 Lewis Terrace Llanbradach Caerphilly CF83 3JZ	Retain the construction of two barn buildings to house the farm animals Fferm Pont Carreg - Land Rhyd Y Gwern Lane Machen Caerphilly	Granted 21.07.2016
16/0338/FULL 04.05.2016	Mr D Hopkins 26 Rowland Drive Caerphilly CF83 1TX	Erect a conservatory/extension to the rear of the property with glass roof and bi-folding doors 26 Rowland Drive Caerphilly CF83 1TX	Granted 21.07.2016
16/0411/FULL 24.05.2016	Miss L Jones 8 Lime Grove Pontllanfraith Blackwood NP12 2PX	Remove existing conservatory roof and erect a single-storey extension to the rear and flank elevations 8 Lime Grove Pontllanfraith Blackwood NP12 2PX	Granted 21.07.2016

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

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw	Seeking clarification about the status of the application.
13/0667/NCC 13.09.13	Vary Condition 1 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) to extend the period within which the development can commence at Suflex Estate Newport Road Pontymister Risca	Awaiting information about flooding.
13/0799/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.

15/0348/COU 20.05.16	Change the use of part of ground floor and first floor to add three flats to existing A1 use at 101 - 103 Commercial Street Pontymister, Risca	Extension of time agreed and subject to further discussion.
15/0440/CON 30.06.16	Demolish former health centre building at 1st Oakdale Scout Group, Oakdale Scout Hall, Kincoed Road, Oakdale	Subject to further discussion and consideration.
15/0466/FULL 30.06.16	Erect single-storey lounge/dining extension plus two-storey extension, rebuilding garage with ground floor study and first floor bedroom at 10 Cwrt Pantycelyn, Pontllanfraith, Blackwood	Additional information requested.
15/0502/COU 13.07.15	Change of use of the first and second floors from offices to 6 residential flats at Caerphilly Indoor Market 5 Pentrebanne Street, Caerphilly	Re-consulting on amended plans.
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.
15/1175/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.
16/0151/LBC 18.03.16	Carry out various renovation works at Argoed Baptist Chapel, High Street Argoed	Deferred to CADW.
16/0198/COND 29.02.16	Discharge Conditions 2 (engineering details), 7 (bat enhancement), 8 (bird enhancement), 9 (street light strategy), 10 (Foul and surface water drainage), 13 (tree protection plan), 14 (landscaping), 16 (acoustic barrier) and 17 (contamination) of planning permission 15/0675/FULL (Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate) on Land North Of Cwm Calon Penallta, Hengoed	Subject to further discussions with Highways.
16/0208/OUT 05.03.16	Erect up to 200 dwellings and access with all other matters reserved at Catnic Pontypandy Industrial Estate Caerphilly	Subject to further discussion and consideration.

16/0276/COND	Discharge conditions 3 (bat protection), 4 (bird protection), 5 (drainage), 6 (parking), 8 (landscaping) and 9 (boundary treatment) of planning consent 15/0694/FULL (Erect two dwellings) at Land Adjacent To 3 Rhos Llantwit Caerphilly	Awaiting views of Consultees
16/0335/FULL 12.04.16	Erect new dwelling on Land Rear Of 39 Highfield Road, Pontllanfraith Blackwood	Additional information requested.
16/0341/COND 24.05.16	Discharge condition 09 (soil testing scheme) of planning consent 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.
16/0365/LBC 10.05.16	Erect a single-storey rear porch extension at Gwaun-y-bara House Pentwynwyn Road Rudry Caerphilly	Awaiting additional information.
16/0366/FULL 10.05.16	Erect a single-storey rear porch extension at Gwaun-y-bara House Pentwynwyn Road Rudry Caerphilly	Awaiting additional information.
16/0374/FULL 13.05.16	Construct a two-storey extension with dormers and erect a detached garage at 13 Lon Isaf Caerphilly	Awaiting additional information.
16/0387COU 17.05.16	Change the use of dog kennels to holiday-let accommodation at Bridge Croft Kennels Tir Adam Uchaf Farm Heol Adam Gelligaer	Awaiting traffic information.
16/0486/FULL 20.04.16	Create a menage at Miltons Meadows Groeswen Road Hendredenny Caerphilly	Awaiting additional information.
16/0568/COU 22.04.16	Refurbish existing farmhouse including re-roofing with raised roof level, extensions and change of use of existing stable and hay loft to form residential use with a self-contained annexe to be formed at ground floor level at House Cefn Porth Uchaf Farm Cefn-Porth Road Lisvane	Awaiting additional information.

This page is intentionally left blank

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Applicants Solicitors are drafting the updated 106. Waiting to receive.
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 engrossments. Chased.

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	Sent comments on Solicitors suggested amendments.
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. Latest proposal for them to provide unilateral undertaking.
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.
15/0563/OUT 31.07.15	Erect up to 50 dwellings and access with all other matters reserved at Land At Ty-Mawr, Ty-Mawr Farm Lane, Croespenmaen, Newport	New matter.
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	Waiting for Solicitors details.
16/0017/NCC 08/01/16	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	Waiting for Solicitors details.
16/0085/NCC 05/02/16	Vary conditions 03 and 04 of planning permission 13/0058/NCC to extend the period of time for the submission of reserved matters and the commencement of the development at Land Off Pencoed Avenue Cefn Fforest Blackwood	Waiting for instructions from housing.

16/0076/OUT 28/01/16	Erect residential development on Land To The North Of Meadowland Close Caerphilly	Waiting for Solicitors details.
-------------------------	---	---------------------------------

This page is intentionally left blank

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
15/0015/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
16/0007/NONDET	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
16/0008/REF 16/0028/FULL	Mr M Thompson 7 Gelliargwelt Road Penybryn Hengoed	Erect a detached dwelling on Land Between 75 & 77 Upper Road Elliot's Town New Tredegar	26.05.16
16/0009/COND 15/0781/ROMPS	Mr C Payne 17F Hall Street Blackwood Caerphilly	First periodic review of planning conditions (Environment Act 1995) at The Senghenydd Minerals Site Graig-yr-hufen Road Senghenydd, Caerphilly	27.06.16

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
---	---	---------------------------	----------------------

None