

## **PREFACE ITEM**

APPLICATION NO. 15/0038/OUT

APPLICANT(S) NAME: Land Matters Limited

PROPOSAL: 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

LOCATION: Land North Of Pandy Road Bedwas Caerphilly

This application was reported to Planning Committee on the 9<sup>th</sup> September, 2015 at which time a decision was deferred to allow Officer's to report back to the current Committee with reasons for refusal based on the objections raised by the Committee Members at the meeting.

These objections related to the following:-

- (A) The development is outside the settlement limit identified in the Local Development Plan.
- (B) The development is within a Special Landscape Area as identified within the Local Development Plan.

Prior to indicating the formal recommendation it is your Officer's opinion that planning permission should be granted in accordance with the attached report, which recommended the completion of a Section 106 Agreement relating to (i) Affordable Housing Provision and (ii) Highways Infrastructure Provision and Travel Plan Incentives.

Upon completion of this Agreement planning consent be issued in accordance with the conditions indicated in the report.

If Members remain minded to refuse permission it is suggested that the following wording be used in respect to the two reasons put forward by Committee:-

1. The development is contrary to the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 in that the site lies beyond the identified settlement boundary as defined by Policy SP5.
2. The proposal is contrary to the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 in that the

development of the site would result in the unacceptable erosion of the Special Landscape Area contrary to the provisions of Policy SP10.

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