

# Pecyn Dogfennau Cyhoeddus

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

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



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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Emma Sullivan  
(Rhif Ffôn: 01443 864420 Ebst: [sullie@caerphilly.gov.uk](mailto:sullie@caerphilly.gov.uk))

**Dyddiad: Dydd Mercher, 16 Mai 2018**

Annwyl Syr/Fadam,

Bydd cyfarfod **Pwyllgor Cynllunio** yn cael ei gynnal yn **Siambwr y Cyngor - Tŷ Penallta, Tredomen, Ystrad Mynach** ar **Dydd Mercher, 23ain Mai, 2018** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol. Mae croeso i chi ddefnyddio'r iaith Gymraeg yn y cyfarfod, a dylid rhoi cyfnod rhybudd o 3 diwrnod gwaith os ydych yn dymuno gwneud hynny. Bydd cyfieithu ar y pryd yn cael ei ddarparu ar gais.

Mae pob cyfarfod Pwyllgor yn agored i'r Wasg a'r Cyhoedd. Gofynnir i arsylwyr a chyfranogwyr ymddwyn gyda pharch ac ystyriaeth at eraill. Sylwer y bydd methu â gwneud hynny yn golygu y gofynnir i chi adael y cyfarfodydd ac efallai y cewch eich hebrwng o'r safle.

Yr eiddoch yn gywir,

**Christina Harrhy**  
PRIF WEITHREDWR DROS DRO

## AGENDA

Tudalennau

- 1 I dderbyn ymddiheuriadau am absenoldeb
- 2 Datganiadau o Ddiddordeb.

A greener place Man gwyrddach

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



Atgoffi'r Cynghorwyr a Swyddogion o'u cyfrifoldeb personol i ddatgan unrhyw fuddiannau personol a/neu niweidiol mewn perthynas ag unrhyw eitem o fusnes ar yr agenda hwn yn unol â Ddeddf Llywodraeth Leol 2000, Cyfansoddiad y Cyngor a'r Cod Ymddygiad ar gyfer Cynghorwyr a Swyddogion.

I gymeradwyo a llofnodi'r cofnodion canlynol:-

- 3 Cynhaliwyd y Pwyllgor Cynllunio ar 18 Ebrill 2018. 1 - 6

I dderbyn ac ystyried yr adroddiad(au) canlynol:-

**Ceisiadau Cynllunio O dan Ddeddf Cynllunio Gwlad a Thref - Ardal y Gogledd: -**

- 4 17/1000/RET - Tir ar Gyfeirnod Grid 316824 201370 (Cyn Siop Fideo), Heol Abernant, Markham, NP12 0PR. 7 - 16
- 5 17/0723/FULL - Neuadd y Sgowtiaid Oakdale, Heol Kincoed, Oakdale, Coed Duon, NP12 0LP. 17 - 26
- 6 18/0131/FULL - 16 Heol Cwmtorlais, Trecelyn, Casnewydd, NP11 4LY. 27 - 34
- 7 18/0185/LBC - Eglwys Crist, Heol Pantddu, Aber-bîg. 35 - 42

**Ceisiadau Cynllunio dan Ddeddf Cynllunio Gwlad a Thref - Ardal y De:-**

- 8 17/0935/FULL - Tir ar Gyfeirnod Grid 315722187910 Parc Firginia, Caerffili. 43 - 60

I dderbyn a nodi yr eitem(au) gwybodaeth ganlynol: -

- 9 Ceisiadau a benderfynwyd gan bwerau dirprwyedig. 61 - 76
- 10 Ceisiadau sydd allan o amser/heb ddelio â hwy o fewn 8 wythnos i ddyddiad y cofrestrriad. 77 - 82
- 11 Ceisiadau yn aros i Gytundeb Adran 106 i gael ei gwblhau. 83 - 86
- 12 Apeliadau yn weddill ac wedi eu penderfynu. 87 - 88

**Cylchrediad:**

Cynghorwyr M.A. Adams (Cadeirydd), Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, W. David (Is Gadeirydd), M. Davies, J.E. Fussell, R.W. Gough, A.G. Higgs, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting a T.J. Williams

A Swyddogion Priodol



## PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH  
ON WEDNESDAY, 18TH APRIL 2018 AT 5:00PM

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PRESENT:

Councillor M. Adams - Chair  
Councillor W. David - Vice-Chair

Councillors:

C. Andrews, A. Angel, M. Davies, R.W. Gough, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Ridgewell, J. Simmonds, A. Whitcombe, R. Whiting and T.J. Williams.

Together with:

T. Stephens (Interim Head of Planning), R. Crane (Solicitor), R. Amundson (Principal Planner), C. Boardman (Principal Planner), G. Mumford (Environmental Health Officer), M. Noakes (Senior Engineer, Highway Planning), A. Pyne (Senior Planner), E. Rowley (Senior Planner) and C. Forbes-Thompson (Interim Head of Democratic Services).

### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs E.M. Aldworth, J. Bevan, J.E. Fussell, A.G. Higgs, and J. Taylor.

### 2. DECLARATIONS OF INTEREST

There were no declaration of interest were received.

### 3. MINUTES – 21ST MARCH 2018

It was moved and seconded that the minutes of the meeting held on the 21st March 2018 be agreed as a correct record and by a show of hands this was unanimously agreed:

RESOLVED that the minutes of the Planning Committee held on 21<sup>st</sup> March 2018 (minute nos. 1- 8) be approved and signed as a correct record.

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

### 4. PREFACE ITEM CODE NO. 18/0036/COU - 15 Woodbine Road, Blackwood

Mr Howard Evans spoke in objection to the application and Mr Mark Fletcher, the applicant

spoke in support of the application.

It was noted that a site visit was held on Monday 16<sup>th</sup> April 2018.

Following consideration of the Preface Report and the Officer's Original Report it was moved and seconded that the recommendation contained therein be unanimously approved.

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;

Additional Condition (2)

Notwithstanding the submitted plans, amended details shall be submitted to the Local Planning Authority for their written approval showing the proposed access to the site directly off Woodbine Road, details of driveway materials, and alterations to the existing boundary wall to achieve suitable visibility splays for vehicles exiting the site. The development shall not be occupied until these highway improvement works have been undertaken in accordance with the agreed scheme, and no obstruction or planting when mature exceeding 0.9m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay area.

Reason

In the interests of highway safety.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and The Council's Ecologist.
- (iii) the applicant be advised that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2, CW3.
- (iv) 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.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

**5. CODE NO. 17/1000/RET - Land at Grid Ref: 316824 201370 (Former Video Shop), Abernant Road, Markham.**

Councillor W. Williams and Mr Bray spoke in objection to the application.

It was noted that a site visit was held on Monday 16th April 2018.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting there were 7 against and no abstentions this was rejected by the majority present.

It was proposed that the application be deferred for a further report with a single reason for refusal relating to deficient levels of off-street parking to serve the development. By a show of hands and in noting there was 2 against and 1abstention this was agreed by the majority present.

RESOLVED that:

This application was deferred to allow officers to report the matter back to the May 23rd Committee with a single reason for refusal relating to deficient levels of off-street parking to serve the development.

**6. CODE NO. 18/0216/FULL - 1 Springfield Cottages, Cwmalsie Crescent, Springfield, Pontllanfraith**

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 within the Officer's Report this application be approved;
- (ii) 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.
- (iii) 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.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

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

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

**7. PREFACE ITEM CODE NO. 18/0084/RET – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.**

It was noted that a site visit was held on Monday 16th April 2018.

Following a request to allow further consideration with regard to the emissions from the chimney stack it was moved and seconded that the application be deferred to allow further consideration, and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred to allow further consideration in respect of the emissions from the chimney stack.

**8. CODE NO. 18/0085/NCC – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.  
And for 18/0085**

Councillor Ann Gair spoke in objection to the application and Mr Jo Ayoubkhani, the applicant's agent, spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

Reference was made to Welsh Government guidance with regard to temporary permission.

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

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;

Additional Condition (8)

- (ii) The hours for deliveries and export of material hereby approved shall apply for a temporary period expiring on 30 April 2021 after which the permitted hours for deliveries and export of material shall revert to those granted permission under consent reference 11/0224/FULL:-  
07:00 – 18:00 Monday to Friday  
07:00 – 13:00 Saturdays

Reason:

To allow the impact of extended hours of operation to be assessed.

- (iii) the applicant be advised of the comments of the Council's Rights of Way Officer.
- (iv) the applicant be advised that 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: SP6, CW2, CW4, CW15.

**9. CODE NO. 18/0087/NCC – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer**

Councillor Ann Gair spoke in objection to the application and Mr Jo Ayoubkhani, the applicant's agent, spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

Reference was made to Welsh Government guidance with regard to temporary permission.

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

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;

Additional Condition (4)

The hours of operation hereby approved shall apply for a temporary period expiring on 30 April 2021 after which the permitted hours of operation shall revert to those granted permission under consent reference P/04/1912:-

07:00 – 18:00 Monday to Friday

07:00 – 13:00 Saturdays

Reason:

To allow the impact of extended hours of operation to be assessed.

- (ii) the applicant be advised that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW4, CW15.

#### **10. CODE NO. 18/0157/COU – Cosyloft House, Cardiff Road, Bargoed**

Councillor T. Davies and Mrs Withers spoke in objection to the application and Mrs C Brewer, the applicant, spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting there was 5 against and 1abstention this was agreed by the majority present.

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;

Additional Condition (2)

"The B1 use hereby approved shall be for the service and repair of laboratory instruments, limited to "small electrical parts", "computer parts" and "small mechanical parts", and for no other purposes within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987, with the only staff at any one time based at the premises subject of this consent being 2 office staff and 2 engineers with no retail use or visits from customers at the application site, as set out in the description of the proposed use provided in emails dated 15 March 2018, 16 March 2018 and 4 April 2018 from the applicant to the Local Planning Authority.

Reason:

To effectively control the use hereby approved.

- (ii) the applicant be advised that the following policies of the Caerphilly County

Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: policies CW2 and CW3.

**11. CODE NO. 17/0864/FULL – Durisol UK, Unit 4, Parkway, Pen-y-fan Industrial Estate, Pen-y-fan, Newport.**

It was noted that a site visit was held on Monday 16th April 2018.

Following consideration that the applicant was not informed of a change of location for the site visit it was proposed that further site visits are arranged, a revisit at Trinant and a second visit at the site itself. It was moved and seconded that the application be deferred to allow further site visits, and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred to allow further site visits to take place.

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

**12. CODE NO. 18/0190/NCC – Domino's Pizza, Unit 2, Piccadilly Square, Caerphilly.**

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

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;
- (ii) the applicant be advised that 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.

**13. ITEMS FOR INFORMATION**

The following items were received and noted: -

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

The meeting closed at 19.09pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 23rd May 2018, they were signed by the Chair.

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CHAIR

## **PREFACE ITEM**

APPLICATION NO. 17/1000/FULL

APPLICANT(S) NAME: Mr F Taylor

PROPOSAL: Erect building comprising lower storey apartment, ground floor retail (chemist) and first floor storage/utilities

LOCATION: Land At Grid Ref 316824 201370 (Former Video Shop) Abernant Road Markham NP12 0PR

The above planning application to erect a building comprising of a lower storey (basement) 1-bedroom apartment, ground floor retail (chemist) and first floor storage/utilities associated with the ground floor commercial element was reported to Planning Committee on 18<sup>th</sup> April 2018 with a recommendation for approval subject to conditions. A copy of the previous report is attached as an Appendix.

At the meeting, it was moved and seconded that the application be deferred to allow officers to produce a reason to refuse the application on the basis that the development would have inadequate off-street parking provision.

RECOMMENDATION – That planning permission be GRANTED subject to the conditions contained in the original report, on the basis that the site benefits from an extant planning permission with only 1 parking space as opposed to the 2 spaces offered by the current proposal. However, should members be minded to refuse the application, the following reason for refusal is suggested:

1. In the absence of adequate levels of off-street parking to serve the proposed development in accordance with the Council Adopted Supplementary Planning Guidance LDP5: Car Parking Standards (January 2017), the development would result in increased on-street parking pressure to the detriment of highway safety contrary to Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/1000/RET 05.01.2018	Mr F Taylor 3 Torrens Drive Lakeside Cardiff CF23 6DQ	Retain building comprising lower storey apartment, ground floor retail (chemist) and first floor storage/utilities Land At Grid Ref 316824 201370 (Former Video Shop) Abernant Road Markham NP12 0PR

**APPLICATION TYPE:** Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is located on Abernant Road, Markham.

Site description: Vacant plot of land formerly occupied by a video shop.

Development: It is proposed to erect a two/three storey split level building comprising a one-bedroom flat at basement level, a shop at ground floor level (Chemist), and storage associated with the ground floor retail element at first floor level.

Dimensions: The building has a footprint measuring 5.85m in width, 14.6m in depth, with a height of 7.0m to ridge level when viewed from Abernant Road.

Materials: Painted smooth render, grey roof tiles/slates, and white upvc doors/windows.

Ancillary development, e.g. parking: Two parking spaces are proposed to serve the development.

PLANNING HISTORY 2005 TO PRESENT

07/0781/FULL - Demolish video shop and rebuild new commercial unit - Granted 15.10.07.

Cont....

Application No. 17/1000/RET Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW15 (General Locational Constraints), and advice contained in Supplementary Planning Guidance LDP5: Car Parking Standards (January 2017).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Minerals Officer - No comments.

Transportation Engineering Manager - Raise objection on the basis that according to the adopted car parking standards, 3 off-street parking spaces are required to serve the proposal and only 2 spaces are proposed. However on the basis of the extant 2007 planning permission, this objection is not considered to warrant a refusal of planning permission.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection subject to land drainage condition.

Dwr Cymru - Provides advice that will be forwarded to the applicant.

Ecologist - No objection subject to conditions relating to bat and bird enhancement.

Cont....

Application No. 17/1000/RET Continued

### ADVERTISEMENT

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

Response: Eight objections have been received at the time of report.

### Summary of observations:

- Increased on-street parking pressure would be detrimental to highway and pedestrian safety;
- Proposal would result in the chemist dispensary at Markham Medical centre closing;
- Loss of jobs at Markham medical centre dispensary;
- Elderly residents will have to walk from the medical centre to proposed chemist.

### SECTION 17 CRIME AND DISORDER ACT

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

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. Conditions will be attached to any permission in the interests of biodiversity enhancement.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The A1 retail element of CIL liable at a rate of £100 per square metre. The residential element is also CIL liable but as it is located in the Lower Viability CIL zone, the residential element would be chargeable at a rate of £0 per square metre.

### ANALYSIS

Policies: The application site is located within the defined settlement boundary and therefore the principle is in favour of development providing material planning considerations do not indicate otherwise. In this instance, those considerations are the design of the proposed building and its impact on the visual amenity of the surrounding area; the impact of the proposal on the amenity of existing neighbouring properties; and the impact of the proposal on highway safety.

Cont....

## Application No. 17/1000/RET Continued

In terms of the impact on visual amenity and the existing street scene, the proposed building is considered to be acceptable in terms of its massing, siting, design, fenestration, and proposed materials. The building is very similar to the existing dwelling that bounds the application site to the north-west, and it is therefore considered that the development will integrate well within the existing street scene.

In terms of the potential impact on the development on the existing properties to the north-west, i.e. the three self-contained flats in the property known as Devon House, it is acknowledged that by virtue of its proposed massing and siting, the proposed development will result in a loss of daylight and outlook to the south-east facing windows that serve the flats at ground floor and first floor level. However, based on the approved plans (Planning Permission 07/1495/COU) as the rooms affected are also served by west facing windows, this impact would not warrant a refusal of planning permission.

Comments from consultees: The Transportation Engineering Manager raises objection to the proposed development on the basis that the development generates the requirement for 3 off-street car parking spaces in accordance with the Adopted Car Parking Standards. However, on the basis of the extant planning permission at the site (07/0781/FULL - Demolish video shop and rebuild new commercial unit), it is not considered reasonable to refuse the proposal on this basis. The development will provide 2 tandem off-street parking spaces, compared to the 1 space required in accordance with planning permission 07/0781/FULL.

No objection is raised by other consultees subject to relevant conditions and advice.

Comments from public:

1. Increase on-street parking pressure would be detrimental to highway and pedestrian safety - This issue has been addressed above. Notwithstanding the objection of the Highways Department it is not considered that the proposed development would result in more on-street parking than extant planning permission 07/0781/FULL. For this reason it is not considered reasonable to refuse the application on this ground.
2. Proposal would result in the chemist dispensary at Markham Medical centre closing - Competition is not a material planning consideration.
3. Loss of jobs at Markham medical centre dispensary - The proposed development would create jobs. Again, competition is not a material planning consideration.
4. Elderly residents will have to walk from the medical centre to proposed chemist - This would not warrant a refusal of planning permission. The proposed development is located within the established retail core of Markham with its associated public transport links.

Cont....

Application No. 17/1000/RET Continued

Other material considerations: Planning consent 07/0781/FULL granted permission to demolish the former video shop onsite and erect a 2/3 storey split level commercial property, albeit with no residential element. As the former video shop was demolished within 5 years of the date of this former permission, it is considered that the permission remains extant and can be completed at any time. The current proposal differs from this previous proposal in that there is no existing building onsite, and a 1-bedroom residential element is proposed. Furthermore 2 off-street tandem parking spaces are proposed. This existing permission is a material planning consideration. It is considered that the current proposal represents a good opportunity to secure 2 off-street parking spaces as opposed to the 1 parking space required under the 2007 planning permission.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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 plans and documents:  
Site Location Plan, received 17.11.2017;  
PP/200, Proposed front and rear elevation, received 17.11.2017;  
PP/400, Proposed side elevation (left), received 17.11.2017;  
PP/100/B, Proposed floor plans, received 27.02.2018;  
PP/300/B, Proposed side elevation (right), received 27.02.2018.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 17/1000/RET Continued

- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site 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 it relates is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the existing property at land at Abernant Road, Markham, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new building hereby approved is first utilised.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 05) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow or House martin) in the existing property at land at Abernant Road, Markham, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new building hereby approved is first utilised.  
REASON: To provide additional nesting opportunities for birds as a biodiversity 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).
- 06) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 07) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in permanent materials accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.

Cont....

Application No. 17/1000/RET Continued

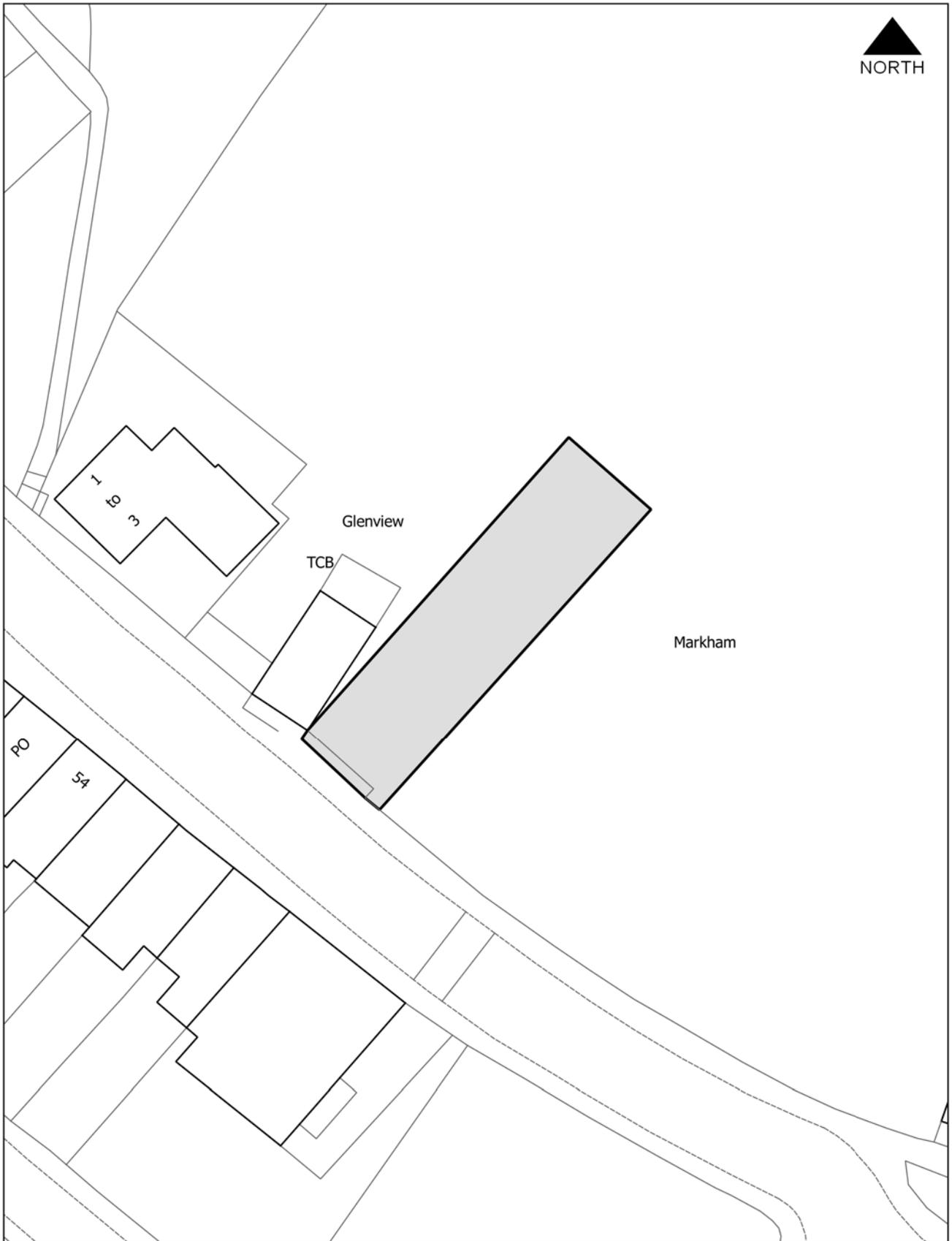
Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Council's Ecologist and Head of Public Protection that are brought to the applicant's attention.

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

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**DEFERRED FOR REASONS FOR REFUSAL**



Gadewir y dudalen hon yn wag yn fwriadol

# Eitem Ar Yr Agenda 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0723/FULL 11.01.2018	Mr A Jenkins 36 Mountside Risca Newport NP11 6JG	Construct four linked dwellings with associated ground and access works 1st Oakdale Scout Group Oakdale Scout Hall Kincoed Road Oakdale Blackwood NP12 0LP

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: The application site is located on Kincoed Road, Oakdale.

Site description: The site currently comprises the former Scouts Hall building that has been vacant for some time.

Development: It is proposed to erect a terrace of four houses on the site.

Dimensions: The proposed block measures 24.6m in width, 10m in depth, with the dwellings having a height of 5m to eaves level and 8.5m to ridge level.

Materials: Roofs - Concrete interlocking roof tiles.

Walls - Facing brickwork quoin detailing around windows and doors, with render walls.  
Upvc windows and doors.

Ancillary development, e.g. parking: Off-street parking provision for 2 cars per dwelling is proposed.

## PLANNING HISTORY 2005 TO PRESENT

15/0439/FULL - Demolish former health centre building and construct a pair of semi-detached dwellings with associated ground and access works - Granted 25.08.15.

15/0440/CON - Demolish former health centre building - Granted 28.02.17.

Cont....

Application No. 17/0723/FULL Continued

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary as well as the Oakdale Conservation Area.

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW15 (General Locational Constraints).

NATIONAL POLICY Planning Policy Wales (9th Edition) Chapter 6: The Historic Environment; TAN12: Design; TAN24: The Historic Environment.

### 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

Head Of Public Protection - No objection subject to advice.

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

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - Provide advice to the developer.

Countryside And Landscape Services - No objection subject to conditions and advice.

Conservation & Design Officer - No objection subject to conditions and advice.

Cont....

Application No. 17/0723/FULL Continued

## ADVERTISEMENT

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

Response: Four responses have been received. Two of the objections have been signed by two and three neighbouring properties respectively, so in total the occupants of six neighbouring properties have raised objection to the proposal. There was also a letter neither objecting nor supporting the proposal but suggesting certain improvements to the scheme as proposed.

### Summary of observations:

Objection has been raised on the following grounds:

- Loss of privacy to gardens and bedrooms of nearby properties;
- The development would dominate the plot/represents over-development, that is not sensitive to the setting of the surrounding area;
- Loss of light and outlook to nearby properties;
- Increased pressure on on-street parking;
- Insensitive of the Council to approve two dwellings on the site then consider an application for four dwellings on the site.

Suggested improvements correspondence:

- Hill View Lane should be widened to the same width as the existing main portion (north-west);
- One-way system should be removed;
- Left over triangle of land should be incorporated into plot 1 to prevent it becoming overgrown and untidy in the future.

## SECTION 17 CRIME AND DISORDER ACT

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

Crime and disorder are not considered to be an issue for this application.

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. Conditions will be attached to any permission in the interests of biodiversity enhancement.

Cont....

Application No. 17/0723/FULL Continued

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes. New residential dwellings located in the Mid-Range viability area where the chargeable rate per square metre in £25.

### ANALYSIS

Policies: The planning application site is located within the settlement boundary as defined in the Adopted Caerphilly Local Development Plan, and therefore the presumption is in favour of development providing material planning considerations do not indicate otherwise. In this instance those material planning considerations are the impact of the proposal on the visual amenity of the surrounding Oakdale Conservation Area; the impact on the residential amenity of nearby existing properties; and the impact on highway safety.

In terms of the impact on the visual amenity of the area, it is noted that immediately to the west of the site are a block of 4 two-storey link properties that were constructed in approximately 2005/2006. These properties were constructed prior to the designation of the Oakdale Conservation Area and exhibit limited architectural merit in terms of fenestration or external finishes. To the east and north of the site are more traditional terraced and semi-detached properties that exhibit design features such as quoin detailing around windows and doors, with a mixture of slate or tiled roofs. It is considered that the proposed dwellings have been well designed in terms of their scale and external finishes, which include red brick quoin details around the windows and doors on the front elevations. On the basis of the submitted plans the Principal Conservation & Design Officer raises no objection to the proposal. The scheme will preserve the character and appearance of the area.

In terms of the potential impact on the residential amenity of nearby properties it is considered that the property most affected by the proposal would be No. 1 Hill View Lane that is located immediately to the west of the application site, and the property to the east of the site, i.e. No. 30 Llwyn-on Road. The rear and side garden of No. 30 Llwyn-on Road is located approximately 18 metres to the east of the front elevations of the proposed dwellings. This privacy distance from bedroom windows into a private garden area is considered acceptable.

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Application No. 17/0723/FULL Continued

No. 1 Hill View Lane is located 11-14 metres to the west of the proposed development, with no habitable room windows in its side, east facing elevation. There is a first floor landing window, but loss of privacy to a landing window is not considered to warrant a refusal of planning permission. The main impact of the proposed development is the potential loss of privacy to the rear orangery at No. 1 Hill View that was erected approximately 1 year ago. The nearest window in relation to the orangery is a first floor bedroom window in Plot 2, the distance being approximately 16.2 metres. However, views from this bedroom window into the orangery would be limited by virtue of the narrow glass door in the side elevation of the orangery being it's only opening on that elevation. On the basis of these limited views, the difference in levels, and the fact that the bedroom will likely only experience limited use, it is not considered that this impact would warrant a refusal of planning permission. The first floor rear facing windows of Plots 3 and 4 are shown as being obscurely glazed and will therefore not impact on privacy. The distance from Plot 2 to the rear/side garden of No. 1 Hill View Lane is a minimum of 10 metres which is a very common relationship between bedroom windows and neighbouring gardens, and is therefore considered acceptable. The rear rooflights that serve the proposed bedrooms in the attic space of the development are at a height that will not facilitate direct overlooking. Furthermore, by virtue of their position and overall height, it is not considered that the development will result in an unacceptable loss of daylight or sunlight to the rear garden on No. 1 Hill View Lane, with any potential impact only being experienced during morning hours during winter's months when the sun is lower in the sky.

Policy CW3 of the Adopted Local Development Plan relates to parking provision and highway safety. Given the location of the proposed development in close proximity to Oakdale Village Centre and its range of facilities and public transport links, the provision of 2 off-street parking spaces per dwelling (as opposed to the 3 spaces per dwelling as required by the Adopted Car Parking Standards), is considered acceptable as the development score enough sustainability points to warrant a reduction in parking provision.

Comments from consultees: No objection subject to conditions and advice.

Comments from public:

Objections:

1. Loss of privacy to gardens and bedrooms of nearby properties - This issue has been addressed in the analysis section above.
2. The development would dominate the plot/represents over-development that is not sensitive to the setting of the surrounding area - This issue has been addressed in the analysis section above.
3. Loss of light and outlook to nearby properties - This issue has been addressed in the analysis section above.

Cont....

Application No. 17/0723/FULL Continued

4. Increased pressure on on-street parking - Adequate parking provision has been proposed to serve the development in accordance with the adopted car parking standards.
5. Insensitive of the Council to approve two dwellings on the site then consider an application for four dwellings on the site - each application must be judged on its own individual merits.

Suggested improvements:

- Hill View Lane should be widened to the same width as the existing main portion (north-west);
- One-way system should be removed;
- Left over triangle of land should be incorporated into plot 1 to prevent it becoming overgrown and untidy in the future.

Response: As the triangle of land is not within the ownership of the applicant it is not possible to undertake the road widening as suggested, and therefore the one-way system cannot be revoked as part of this development.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The works hereby permitted shall be begun before the expiry of five years from the date of this permission.  
REASON: To comply with the provisions of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 02) Prior to the commencement of the development, detailed specifications, materials and finishes to be used in the proposed development including roof tiles and ridges, rooflights, rainwater goods, brickwork and render shall first submitted to the local planning authority for approval.  
REASON: To preserve or enhance the character or appearance of the conservation area and for the proper management of the historic environment.

Cont....

Application No. 17/0723/FULL Continued

- 03) The development shall be carried out in accordance with the following approved plans and documents:  
Plot 2, Proposed Floor Plan, received 26.04.2018;  
Proposed front and rear elevations, received 26.04.2018;  
Proposed block layout plan, received 06.04.2018;  
Proposed side elevations, received 18.08.2017;  
Proposed ground floor plan, received 19.12.2017;  
Proposed first floor plan Plot 1 & 2 (Plot 2 superseded by plan received 26.04.2018), received 19.12.2017;  
Proposed attic plan, plots 1 & 2, received 19.12.2017;  
Proposed ground floor plan, Plot 3 & 4, received 11.01.2018;  
Proposed first floor plan, Plot 3 & 4, received 18.08.2017;  
Proposed attic plan, Plot 3 & 4, received 18.08.2017;  
Site Location Plan, received 18.08.2017.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 04) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 05) No development or site/vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local planning Authority. The approved measures shall be strictly complied.  
REASON: To ensure that reptiles are protected.
- 06) Prior to the commencement of works on site details of the garden boundary fence to be erected along the inside of the existing hedgerow, in order to exclude the hedgerow from within the garden boundaries, shall be submitted to the Local Planning Authority for approval. The approved details shall be strictly complied with and shall be implemented before the new dwellings hereby approved are first occupied.  
REASON: In the interest 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. 17/0723/FULL Continued

- 07) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at the former Oakdale Scout Hall, Kincoed Road, Oakdale, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 08) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Starling, Swift or House martin) in the new properties at the former Oakdale Scout Hall, Kincoed Road, Oakdale, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity 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).
- 09) Prior to the commencement of works on site a scheme of land and surface water drainage within the site 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 it relates is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 10) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of the visual amenity of the area.
- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the first floor west facing windows of Plots 2, 3 and 4, as shown on the submitted plans, shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.  
REASON: In the interests of residential amenity.

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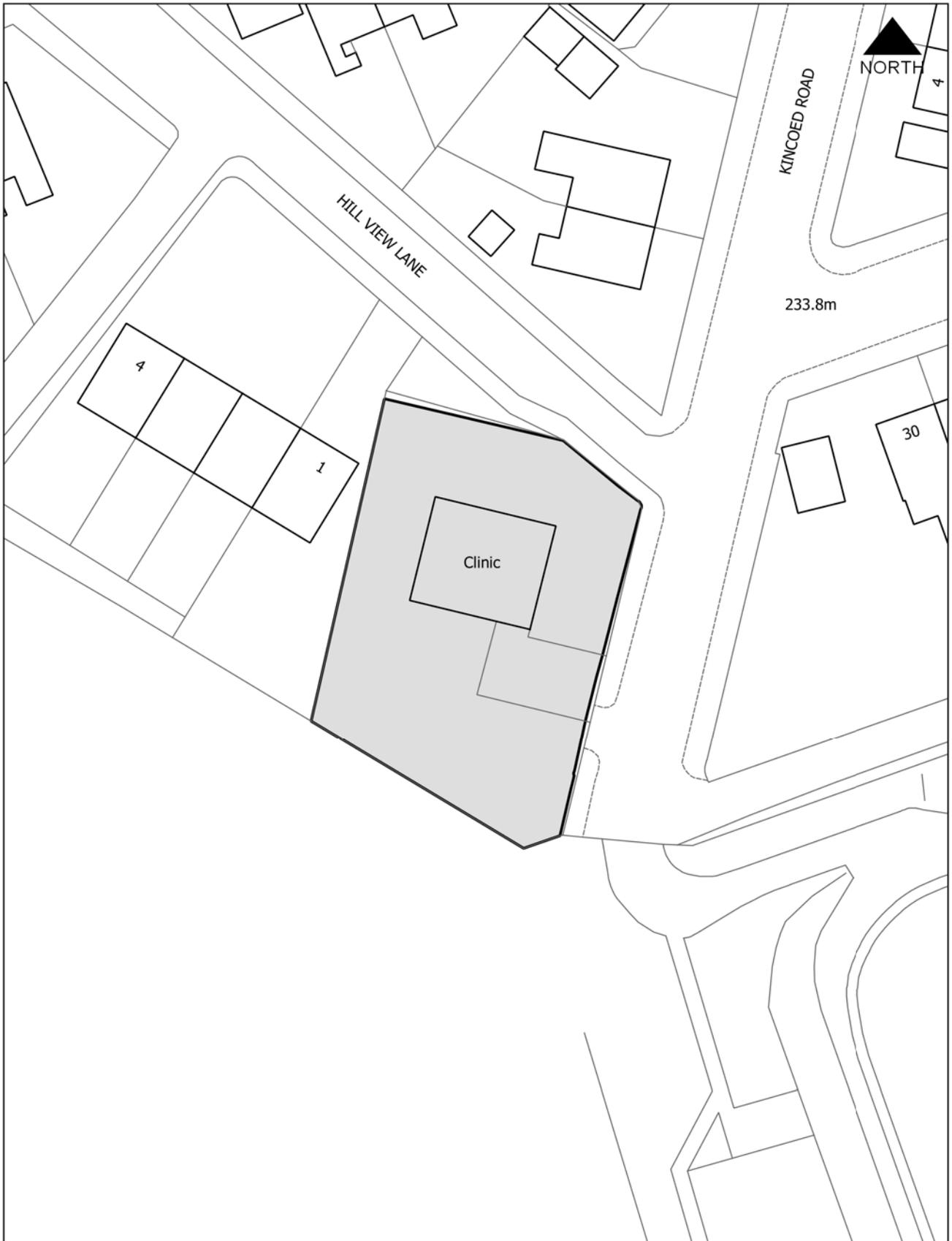
Application No. 17/0723/FULL Continued

Advisory Note(s)

Please find attached the comments of Welsh Water, Conservation & Design Officer, Senior Engineer (Land Drainage), Head of Public Protection, Countryside and Landscape Services that are brought to the applicant's attention.

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

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# Eitem Ar Yr Agenda 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0131/FULL 15.02.2018	Mr M Goldsmith 16 Cwmtorlais Road Newbridge Newport NP11 4LY	Erect single storey extension to front of property 16 Cwmtorlais Road Newbridge Newport NP11 4LY

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Cwmtorlais Road, Newbridge. The property is set back from the nearest neighbour, which is two storey.

House type: A detached bungalow.

Development: The erection of a single storey front extension.

Dimensions: The proposed extension measures 5.6m long by 4.6m wide. The height to the eaves is 2.4m and 3.9m to the ridge.

Materials: To match the existing dwelling.

Ancillary development, e.g. parking: None.

## PLANNING HISTORY 2005 TO PRESENT

None.

## POLICY

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

Site Allocation: The site is within the settlement boundary of Newbridge.

Cont....

Application No. 18/0131/FULL Continued

Policies: Policy CW2 (Amenity) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

Policy CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land; the proposal would not lead to overdevelopment; and that the development would be compatible with the surrounding land uses.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (2016).

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

#### 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 lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

#### CONSULTATION

Ecologist - No objection. Advisories should be provided if the application is deemed suitable for approval.

#### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and letters to the adjoining 4 properties.

Response: No response received.

Summary of observations: None.

Cont....

Application No. 18/0131/FULL Continued

### SECTION 17 CRIME AND DISORDER ACT

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

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

### ANALYSIS

Policies: This application is presented to Committee because the applicant's agent is related to a Council officer.

This application has been considered in accordance with Local Plan policies and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable in its design, size and whether the proposal would have a negative impact on the adjacent dwelling, namely No. 15 Cwmtorlais Road.

This proposal is a revised scheme submitted upon request of the Planning Officer to the agent and applicant to reduce the length of the extension as it projected out into the highway. The initial proposal included a bedroom and a store room, however the agent was advised that a smaller development (which would see the removal of the store room) would be more acceptable. In addition, the agent was advised to include fenestration to the front of the extension to retain an element of fenestration to reflect the original design in accordance with the design criteria. This analysis will therefore assess the revised scheme.

In terms of design, the materials proposed match the existing dwelling house, and the pitch of the roof is also subservient so these elements are deemed acceptable. However, no fenestration fronting onto the main road is proposed. The applicant's purpose in not including a window and keeping the elevation blank is because it would be so close to the road it would not be very private. (A window is included in the side elevation) Policy CW2 (Amenity) is supplemented by LDP7: Householder Development. Guidance note 1 states that "extensions and alterations should be designed to complement the character of your property and street or area.

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Application No. 18/0131/FULL Continued

To achieve this you need to understand the character of your property and area... [such as] the shape and design of openings, and symmetry of openings'. Furthermore, guidance note 2 states that 'front extensions will only be allowed where the context is appropriate e.g. if your house is set in large grounds or there are already such extensions in the street' and that 'the architectural style of your extension should be similar to your existing house with similar windows'. It is acknowledged that there are many of different dwelling styles in the area, and as such the introduction of a front extension with no fenestration would not be overly out of place in this street scene. Furthermore, the resulting extension is still relatively in context with the host dwelling. The lack of fenestration is therefore not deemed to be sufficient to justify refusal of the application and this element of the scheme is considered to accord with policy CW2 (Amenity).

In terms of the size of the proposed extension, the development projects out by 5.6m from the front of the property. Whilst this is slightly smaller than the original proposal, the loss of the store room has resulted in the increase of the bedroom. With this projection, there would be approximately 30cm gap between the western side of the proposed development closest to the main door which conflicts with the plans that indicate a gap of 1.0m. Given the orientation of the properties and as discussed above, the variety of styles in the existing street scene, the size of the extension is proposed is deemed acceptable. This is considered in accordance with policy CW2 (Amenity).

Finally, an assessment of the impact on No. 15 needs to be taken into account. The extension will be very close to a small side window on the ground floor elevation. However, as this is for a landing/hallway and not a habitable room, the proposed impact would be minimal and as such, this element accords with policy CW2 (Amenity). In addition the window is very close to the application boundary where it would be possible to erect a 2 metre high fence under permitted development rights.

In summary, whilst the design of the scheme is not strictly in accordance with the host dwelling in terms of fenestration, the resulting effect of the scheme is not sufficient to justify a refusal, when considering all other aspects of the development are considered acceptable.

Because the extension is close to a boundary a permitted development condition restricting any additional openings is required to prevent overlooking and loss of privacy.

This application is recommended for approval.

Comments from consultees: No objection.

Comments from public: None.

Other material considerations: None.

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Application No. 18/0131/FULL Continued

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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 plans and documents:
  - Drawing No. 2 titled 'As Proposed' received 01/03/2018; and
  - Drawing titled 'Proposed Side Elevation' (west) received 14/02/2018 with exception of the length of the extension projection from the principle elevation which shall not exceed the length as shown in the above drawing.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority and because the west side elevation is shown longer than the drawing titled 'Proposed Side Elevation' (west) received 14/02/2018 is longer than length of the extension as indicated in drawing No. 2 titled 'As Proposed' received 01/03/2018 .
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.  
REASON: In the interests of the visual amenities of the area.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.

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Application No. 18/0131/FULL 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.

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.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

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Gadewir y dudalen hon yn wag yn fwriadol

# Eitem Ar Yr Agenda 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0185/LBC 20.03.2018	Revd M Parker St Michaels Vicarage Church Street Abertillery NP13 1DA	Remove war memorial plaque from inside wall of church building Christ Church Pantddu Road Aberbeeg

**APPLICATION TYPE:** Listed Building Consent

## SITE AND DEVELOPMENT

Location: A memorial plaque fixed to the interior wall of the former church at Christchurch, Aberbeeg.

Site description: Grade II Listed Building Church consisting of large South Eastern tower, single bay nave with Northern and Southern aisles, and Northern and Southern transepts, chancel and North Eastern vestry wing. The external materials consist of rock faced stone, Welsh slate roof tiles with terracotta ridge tiles and cruciform finials.

Development: Listed Building Consent is sought for the removal of the war memorial plaque from the interior of the building, and its installation at another church in the same parish.

Materials: Slate plaque and stainless steel screws.

## PLANNING HISTORY 2005 TO PRESENT

### POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The application site itself is located outside of settlement limits.

Policies: CW2 (Amenity) and CW15 (General Locational Constraints).

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NATIONAL POLICY

Section 7 of Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“That under the control of works in respect of listed buildings, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

Planning Policy Wales Edition 9 (November 2016) paragraph 6.5.11 states:

“For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use.”

Also, paragraph 6.5.12 states:

“Local planning authorities will determine applications for consent for the demolition of a listed building and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Controls apply to all works, both external and internal, including fixtures and curtilage structures that would affect a building's special interest.”

TAN 24: The Historic Environment (May 2017) paragraph 5.9 states:

“The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building.”

Cont....

Application No. 18/0185/LBC Continued

Also, paragraph 5.12 states:

"Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent."

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not applicable due to the nature of the application.

### CONSULTATION

Conservation & Design Officer - The loss of this recently erected plaque (Nov 2001) would not have a detrimental impact on the special significance of this church building.

### ADVERTISEMENT

Extent of advertisement: The application was advertised in the press and a site notice was erected near the application site.

Response: Five letters of objection were received objecting to the removal of the plaque.

Summary of observations: The following objections were made:

1. The application has not been sufficiently advertised in the locality.
2. The removal of the plaque to another church outside the Caerphilly borough is unacceptable as no consultation has been undertaken with the Friends of Christchurch and the plaque was paid for by Caerphilly County Borough Council.

Cont....

Application No. 18/0185/LBC Continued

3. An act of remembrance is held by the Royal British Legion inside the Church every year.
4. Suggests alternative locations for the plaque in one of the nearby villages.
5. Comments on the inappropriateness of the intended location for the plaque as the plaque would only be available to view by appointment as services are not held weekly.
6. One of the four screws holding the plaque into the wall is badly rusted.
7. The determination of this application should be deferred until the Friends of Christchurch know the outcome of the sale of the building.

#### 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 application.

#### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

#### ANALYSIS

Policies: The application has been determined in accordance with national guidance in planning policies. The main consideration in determination of this application is whether the removal of the slate grey war memorial plaque and its four steel screws from the north-western interior wall will have a detrimental impact on this grade II listed building.

In this respect the memorial plaque was fixed to the interior wall of the church for the commemoration service held on 11 November 2001 in honour of the men and women of the Aberbeeg area who lost their lives in conflict. Faculty Approval would have needed to have been sought in the usual way for its erection on this internal wall through the ecclesiastical exemption procedure with the Representative Body of the Church in Wales. It would not have come to this Local Planning Authority for determination.

Cont....

## Application No. 18/0185/LBC Continued

Since the closure of the building as a designated place of worship, the building therefore no longer benefits from ecclesiastical exemption. Consequently it is therefore for this Local Planning Authority to determine this 'secular' application itself, as it only relates to works to the interior of the building.

Given that the former church is now redundant and is currently advertised for sale by the representative Body of the Church in Wales, there is now limited access to the memorial itself for future Acts of Remembrance and for the laying of wreaths, etc. The purpose of removing the memorial plaque from the interior of this building is to relocate it to a place of worship within the same Parish as Christchurch so that the memorial plaque can remain on public display and so that Acts of Remembrance can continue to honour the war dead.

Whilst the memorial plaque is to be sited within a place of worship within the same Parish as the former Christchurch, unfortunately, the Church Parish Boundaries do not correlate with the County Borough administrative boundaries. In that regard the plaque would be moved from a building within Caerphilly County Borough to a church within Blaenau Gwent County Borough. However, where the plaque is to be sited and in which building in an adjoining authority, is not a matter for consideration in the determination of a Listed Building Application.

In terms of the proposal itself, the Conservation and Design officer has raised no objection to the proposal as the works proposed are considered to be minor in nature and would have no significant impact on the special architectural or historical interest of the building, subject to the four screw holes within the mortar of the interior wall are made good. This can be dealt with by the imposition of a condition imposed to the permission. On this basis, the application for Listed Building Consent is recommended for approval.

Comments from consultees: No objections raised.

Comments from public:

1. The application has not been sufficiently advertised in the locality - The extent of the advertisement in terms of this application has been discussed within this report. All publicity requirements have been met relating to the nature of the application.
2. The removal of the plaque to another church outside the Caerphilly borough is unacceptable as no consultation has been undertaken with the Friends of Christchurch and the plaque was paid for Caerphilly County Borough Council - This is not a material planning consideration in the determination of this application.

Cont....

Application No. 18/0185/LBC Continued

3. An act of remembrance is held by the Royal British Legion inside the Church every year - The proposal to relocate the memorial plaque is to ensure that Act of Remembrance services can continue.
4. Suggests alternative locations for the plaque in one of the nearby villages - This is a private matter for the Friends of Christchurch and the applicant to discuss.
5. Comments on the inappropriateness of the intended location for the plaque as the plaque would only be available to view by appointment as services are not held weekly - As stated previously in the above report, where the plaque is to be sited and in which building is not a matter for consideration in the determination of a Listed Building Application.
6. One of the four screws holding the plaque into the wall is badly rusted - This is not a material planning consideration.
7. The determination of this application should be deferred until the Friends of Christchurch know the outcome of the sale of the building - It is not considered reasonable or necessary to defer this application as the application can be determined on the information submitted, all other reasons for deferring the application are not material planning considerations.

Other material considerations:

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The works hereby permitted shall be begun before the expiry of five years from the date of this permission.  
REASON: To comply with the provisions of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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Application No. 18/0185/LBC Continued

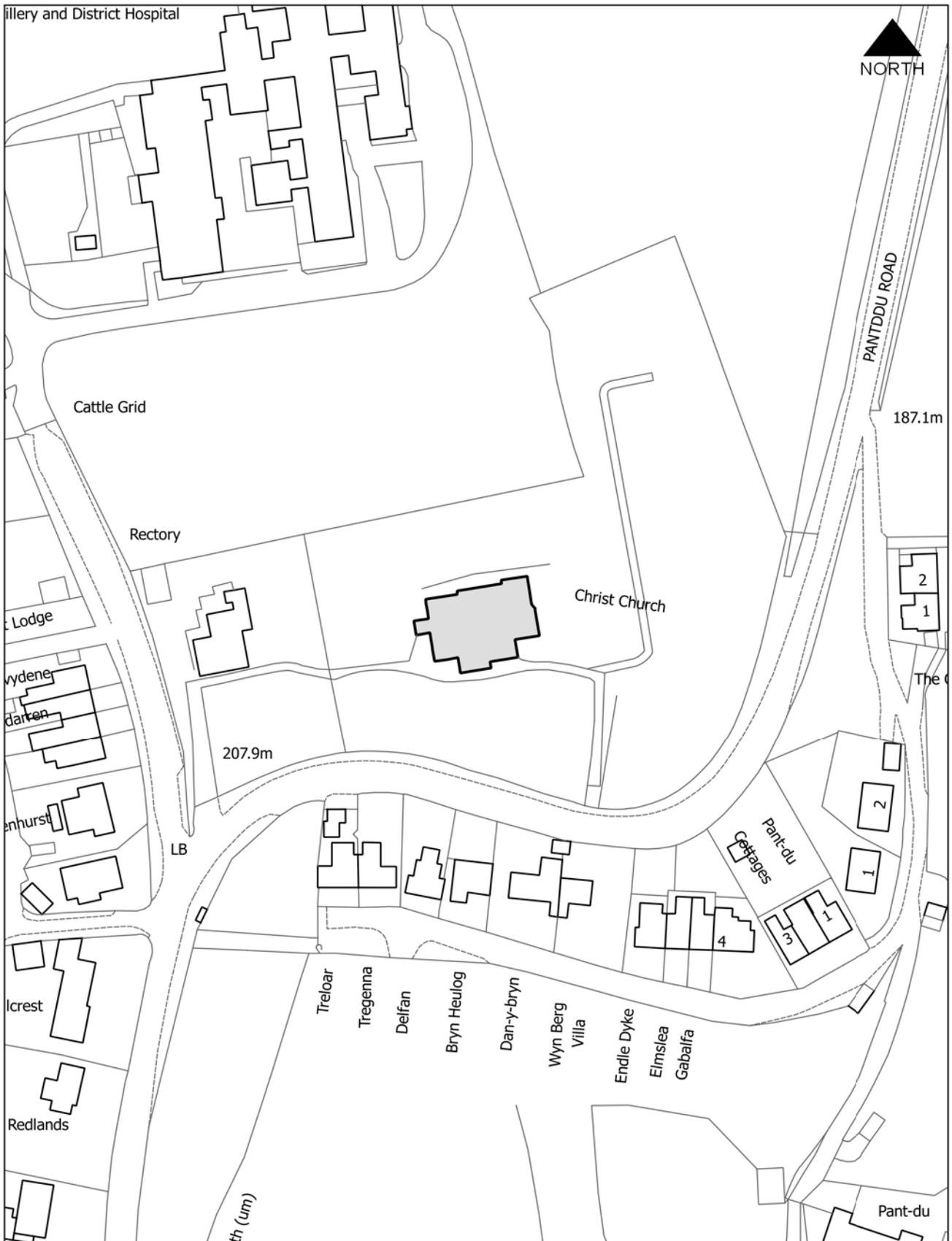
- 02) Notwithstanding the Listed Building Consent hereby approved, following removal of the war memorial plaque, all four screw holes in the mortar should be subsequently filled in and re-pointed with an appropriate lime based render and the wall made good.

REASON: To enforce the Local Planning Authority's statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and for the proper management of the historic environment.

Advisory Note(s)

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

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# Eitem Ar Yr Agenda 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0935/FULL 13.11.2017	United Welsh Housing Association Mr B Leavy 13 Beddau Way Caerphilly CF83 2AX	Construct 11 No. residential dwellings and associated works Land At Grid Ref 315722 187910 Virginia Park Caerphilly

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: Land opposite Half Acre Court at Virginia Park, Caerphilly.

Site description: The application site is a rectangular parcel of scrub land (0.17 ha) to the rear of the Home Bargains Retail Store, bounded by car parking and servicing areas to the west and north which serve Home Bargains (to the west) and a Medical Centre to the north. The site lies opposite residential dwellings within Half Acre Court to the east and Acre Close/Small Meadow Court to the south.

Development: 11 No. residential dwellings and associated works.

The mix of dwellings proposed are:  
3 no. 2 bedroom 4 person dwellings; and  
8 no. 1 bedroom 2 person walk up flats.

The proposed site layout has two detached, two storey walk up flats buildings each with a separate flat on ground floor and first floor (plots 1/2 and 3/4) as well as row of walk up flats (plots 5-8) facing eastwards facing Virginia Park Road. A further row of two storey terrace dwellings (plots 9-11) front southwards onto a proposed internal access road/parking court. Parking is provided within the site with spaces located either in front of dwellings or in a small parking area surrounding a turning head at the southern end of the site. A total of 12 parking spaces (including one visitor space) are proposed. A bin store area and amenity space is proposed in between the two terraces.

### Dimensions:

Walk up flat buildings (plots 1/2 and 3/4) have a footprint of approximately 5.8m wide by 11.5m deep and a ridge height of 9m.

The terrace of Walk up flats (plots 5-8) has a footprint of approximately 17.5m wide by 7.8m deep and a ridge height of 8m.

Cont....

Application No. 17/0935/FULL Continued

The block of terrace dwellings (Plots 9-11) have a footprint of approximately 17.5m wide by 8.7m deep and a ridge height of 8.6m.

Materials:

Walls: Red Brickwork or render with reconstituted stone string courses and quoins.  
Roof: Black fibre cement roof slate.

Ancillary development, e.g. parking: Parking court.

PLANNING HISTORY 2005 TO PRESENT

08/0895/ADV - Erect one aluminium fascia panel, one aluminium wall sign, non-illuminated and one internally applied window graphic - Granted 30.09.08.

POLICY

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

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

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

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Better Places to Live), LDP1 (Affordable Housing) and LDP5 (Car Parking Standards).

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? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

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CONSULTATION

Team Leader Sustainable Development And Living Environment - Given the scale of the development and moreover the proximity of the major development nearby then provided there is access to all the local amenities both existing and planned then there is no need to incorporate any leisure and recreational provisions on this particular development site.

Transportation Engineering Manager - No objections subject to planning conditions to address detailed highway considerations.

Head Of Public Protection - No objection subject to planning conditions to address contamination and mitigation during construction.

Senior Engineer (Land Drainage) - Offers no objections but highlight that the site is situated within an area susceptible to surface water and groundwater flooding and is situated within Flood Zone C2. Recommends that a planning condition requiring drainage details is attached to any permission.

Dwr Cymru - Offer no objection to the development. Recommend conditions and informative notes in relation to drainage.

Police Architectural Liaison Officer - No objections in principle, provides detailed comments on security and safety.

CCBC Housing Enabling Officer - The scheme is providing 100% affordable housing provision. The target on this site is to deliver 40% affordable housing provision. He would require 4 x 1 bed 2 person flats, built to DQR and transferred to UWHA at a transfer value of £48,723.

CCBC - 21st Century Schools - Confirm that there are adequate places at local schools.

Senior Arboricultural Officer (Trees) - Has no objections to the proposed development.

Countryside And Landscape Services - No objection to the principle of this residential development. Recommend planning conditions requiring full Landscaping details and boundary enclosures.

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Natural Resources Wales - Highlight the site is partially within a Flood Zone C2. Advice of Welsh Government is that Highly Vulnerable Development should not be permitted within Zone C2. Notwithstanding this policy advice, the decision as to whether a development is justified is entirely a matter for the Local Planning Authority. As such, they have reviewed the Flood Consequence Assessment (FCA) to enable them to provide the Council with technical advice on the acceptability of flooding consequences in terms of risks to people and property. These comments are included as an annex. In summary, they are satisfied the risks and consequences of flooding can be managed to an acceptable level, subject to the imposition of a suitably worded condition on any permission the Council is minded to grant, to control the final site ground levels.

In the FCA it is proposed to raise the site by 300mm. Based on this site level, the FCA shows:

- The proposed development site is predicted to be flood free during a 1% (1 in 100 year) annual probability fluvial flood event, including an allowance for climate change. This meets the requirements set out in A1.14 of TAN15;
- The proposed development site is predicted to be flood free during a 0.1% (1 in 1000 year) annual probability fluvial flood event. This meets the tolerable limits set out in A1.15 of TAN15;
- Flood water reaches the boundary of the site in approximately 2 hours during a 0.1% (1 in 1000 year) fluvial flood event, from the time of the first breach. This meets the tolerable limits set out in A1.15 of TAN15;
- The highways and paths adjacent to the proposed development are predicted to flood to a maximum depth of 300mm, at a maximum velocity of 1.2m/s, during a 0.1% (1 in 1000 year) annual probability fluvial flood event;
- The predicted flood depths on the highways and paths adjacent to the proposed development during a 1% (1 in 100 year) plus 25% for climate change fluvial flood event are marginally less than those predicted during a 0.1% event;
- These predicted flood depths and velocities result in a hazard rating classed as 'danger for most', which includes the general public, on the main access road to the east. The FCA suggests the site is accessible from all sides and safe access/egress can be made to the flood-free areas in the west and north in an emergency. However, the submitted Site Layout plan shows a 2.8m high boundary fence is proposed, which we consider may prevent access/egress to the flood-free areas in the west and north. We suggest your Authority considers this matter further to satisfy yourselves the emergency access / egress arrangements are sufficient;
- As a result of raising the site by 300mm, the highway to the east of the site is predicted to experience increased flood depths of up to 20mm, the footpath immediately to the south of the site is predicted to experience increased flood depths of up to 100mm;

Cont....

Application No. 17/0935/FULL Continued

- There are no predicted flood depth increases to nearby properties, and no additional properties are placed at flood risk.

Ecologist - The submitted Habitat Survey is acceptable. Offers no objections to the development but recommends planning conditions to prohibit vegetation clearance during breeding bird season and require provision of bat and bird boxes on new dwellings.

### ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters were sent to 12 nearby premises/properties. The application has also carried out a pre-application consultation.

Response: No responses were received relative to the consultation exercise for the planning application. The applicant's pre-application consultation received two responses one of whom was a local member.

### Summary of observations:

The pre application consultation carried out by the applicant received the following comments:

The proposal is an over development of what is a small site.

- Poor amenity space for the flats
- A large proportion of the site is given over to hard paving to accommodate the parking provision.
- This provides only 1 parking space per dwelling unit which means there is no parking for visitors
- The development is very cramped and will result in a poor environment for the residents.
- This is yet another example of "infill development" which will affect the cumulative impact of this part of the town on existing infrastructure such as highways, schools and medical facilities
- Expresses a view that the site should be developed for a Senior citizen complex.
- Adverse impact on amenity of existing dwelling in terms of overlooking, privacy and overshadowing.
- Loss of view
- Overbearing impact.
- Concern in relation to highway safety
- Concern over future occupiers
- Impact on natural environment
- Problems with existing drains

Cont....

Application No. 17/0935/FULL Continued

### SECTION 17 CRIME AND DISORDER ACT

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

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

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species?

A survey was carried out and no evidence was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the site lies within the Higher Viability Zone attracting a CIL charge of £40 per sqm. However the submitted planning statement indicates that the applicant intends to provide the development as a social housing scheme and will be seeking an exemption from CIL on this basis.

### ANALYSIS

#### Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the site's flood designation, impact on neighbour amenity, parking provision, and the visual appearance of the development on the character of the area.

The site is located within the settlement boundary as defined within adopted Local Development Plan Policy SP5 (Settlement Boundary) and therefore the principle of residential development is considered to be acceptable unless material planning considerations indicate otherwise.

The application site lies partially, but not wholly, within designated flood zone C2. Natural Resources Wales have confirmed in their consultation responses that the site is not wholly within Flood Zone C2 and have confirmed in their updated response that they do not object to the development which has been supported by a Flood Consequences Assessment informed by a hydraulic model.

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Application No. 17/0935/FULL Continued

National Planning Policy in the form of Technical Advice Note (TAN) 15 ( Development and Flood Risk) advises in section 6 (Justifying the location of development) that Highly Vulnerable Development, which includes residential development, should not be permitted within Flood Zone C2. However within section 11.1 of the TAN it clarifies that "where a site falls partially within Zone C it will be a matter for the planning authority to judge whether to apply the tests in section 6 although it is probable that an assessment in accordance with section 7 and appendix 1 will be required."

Section 6 of TAN15 also indicates that "Some flexibility is necessary to enable the risks of flooding to be addressed whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas, and the benefits of reusing previously developed land."

The application site is located within an urban area of Caerphilly, adjacent to existing areas of housing and the site was formerly part of a factory and as such is considered to be previously developed land. In this instance, noting the site is not wholly within Flood Zone C, it is considered that the tests in section 6 of TAN15 is not required to be applied.

In determining whether the proposed development would meet the requirements of section 7 (Assessing flooding consequences) of TAN15 the response of Natural Resources Wales who provide expert advice on the flooding consequences and the acceptability of the flooding consequences in terms of the risks to people and property has been considered in conjunction with TAN15.

Discussions in relation to the hydraulic model were undertaken between the developer and Natural Resources Wales and Natural Resources Wales have stated that the Flood Consequences Assessment is an accurate assessment of the risks and consequences of flooding at this location. Natural Resources Wales are satisfied the risks and consequences of flooding can be managed to an acceptable level, subject to the imposition of a suitably worded condition to control the final site ground levels. It is considered that subject to planning conditions to require agreement of site level/finished floor levels and revised boundary treatments to ensure, in the event of a flood event that safe access/egress can be made to the flood-free areas that the development is acceptable in terms of flood risk meeting the requirements of TAN15.

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The impact of the development on the existing levels of amenity of occupiers of surrounding residential development has been considered. A detached property on the opposite side of the access road to the east of the development site (74 Half Acre Court) has a bedroom window in the first floor of the side elevation of the gable end of the dwelling. That dwelling originally had an unfenestrated gable end, but following the approval of a two storey extension on it a window was inserted in the side elevation to provide light to a bedroom. The closest directly facing windows on the proposed dwellings opposite will be approximately 17.5 metres away and view across the access road. It is considered that there will not be an unacceptable impact on neighbour amenity noting views towards the bedroom window in number 74 Half Acre Court are already possible from the adjacent public highway. Numbers 70 and 71 Half Acre court also to the east have their rear elevations facing the application site but are set back substantially and no unacceptable overlooking would occur as a result of the development.

In respect of the residential properties which lie to the south of the application site, number 51 Small Meadow Court has an unfenestrated gable end facing the application site and a curved rear facade so views between fenestration on plots 1 and 2 will be angled. Number 50 Small Meadow Court has a partially curved rear facade and has first floor fenestration which views onto the application site directly towards the closest side elevation of plots 1 and 2. A public pathway runs between the rear garden areas of properties 50 and 51 Small Meadow Court and the application site. It is considered that there would be no unacceptable overlooking introduced by the proposed development to fenestration and gardens of numbers 50/51 Small Meadow Court.

It is also considered that there will not be an unacceptable impact in terms of light or overshadowing to any surrounding property, the application properties' ridge heights will be higher than surrounding properties due to their design and the need to increase levels for flood prevention; however, within the nearby development to the south (Small Meadow Court/Acre Court) there are examples of similar variation in ridge heights existing between dwellings and apartment blocks.

The impact of the new development is also mitigated to an extent by the separation from the site of neighbouring properties and relative orientations of proposed properties where massing reduces to the eaves levels. Properties on Half Acre Court/Small Meadow Court are to the south of the application site which lessens the impact of winter overshadowing. Two properties further west, numbers 19 and 20 Acre Close have their rear facades facing towards plots 9-11; however, these plots are situated behind a parking court within the application site and the impact on neighbour amenity will be acceptable.

Cont....

Application No. 17/0935/FULL Continued

The business uses to the west (Home Bargains) and the north (Medical Centre) will not be unacceptably impacted by the development and it is considered that the presence of these existing uses will not have an unacceptable impact on the new dwellings amenity.

The appearance of the proposed dwellings are acceptable, utilising brick and render for the principal elevations and artificial slate roofs with good architectural detailing including use of reconstituted stone for window cills, string courses and quoin detailing. The properties have individual porch canopies to entrance doors. The two apartment buildings at the entrance gateway to the site (Plots 1-4) include ground floor bay windows on their principal elevation. It is considered that the dwellings would accord with Policy SP6 (Placemaking) in having an acceptable form and design.

The proposed layout has been considered and was altered following a pre-application advice provided by the Local Planning Authority with additional landscaping introduced in front of plots 9-11. The Transportation Engineering Manager has offered no objection to the development and it is considered that the development accords with adopted Local Development Plan Policy CW3 (Highways).

#### Comments from Consultees:

The Police Designing out Crime Officer provided comments on the application which included a recommendation to provide individual bin stores within each plot. The applicant was advised within pre-application advice of the preference for each plot to have individual bin storage areas. It is noted that the submitted application has provided a communal bin store area which has been relocated closer to the dwellings than the pre-application site plan which had it located on the site periphery adjacent to the parking court. It is considered, on balance, that the relocated bin storage area, which is in close proximity to dwellings and would only be accessed by walking past or in between the proposed dwellings, providing a degree of natural surveillance of those accessing the area, would not have an unacceptable impact on crime or disorder and would not warrant refusal of the application on this basis. The comments of the Police Designing out Crime Officer will be provided to the developer as advice.

#### Comments from public:

In respect of the comments received during the pre-application consultation carried out by the applicant

- The proposal is an over development of what is a small site.
- The development is very cramped and will result in a poor environment for the residents.

Cont....

The existing context and pattern of housing within the locality has been considered including the Small Meadow Court/Acre Close development to the south which has examples of dwelling houses and residential blocks. It is not considered that the proposed development would lead to overdevelopment or result in inappropriate development noting the surrounding housing mix/density.

- Poor amenity space for the flats

The proposed flats would have access to shared amenity space incorporating drying areas and would be within walking distance of a leisure centre and residents would have access to open space within the town.

- A large proportion of the site is given over to hard paving to accommodate the parking provision.

The individual houses (plots 9-11) have rear garden areas and the submitted layout plan provides indication of areas of grass/planting around the proposed parking court. There are small portions of grassed areas along the front and side of the apartment blocks. It is not considered that the proposed layout is unacceptable.

- This provides only 1 parking space per dwelling unit which means there is no parking for visitors

The planning submission has modified the parking arrangement from the pre-application submission and now includes one parking space per dwelling unit and one space for visitors. The Transportation Engineering Manager has offered no objection to the development which benefits from a reduction in parking requirements due to the sustainable location close to a range of facilities.

- This is yet another example of "infill development" which will affect the cumulative impact of this part of the town on existing infrastructure such as highways, schools and medical facilities.

It is acknowledged that all new development would have an impact on existing infrastructure and this has been considered as part of the application process in conjunction with consultees and the overall impact is deemed acceptable. The development will contribute towards the provision of housing within Caerphilly and in particular it has been confirmed that there are adequate places at local schools.

- Expresses a view that the site should be developed for a Senior citizen complex.

The Local Planning Authority is required to consider planning applications on the basis they have been submitted and the proposed residential development is deemed acceptable.

- Adverse impact on amenity of existing dwelling in terms of overlooking, privacy and overshadowing.

- Overbearing impact.

As detailed in the report it is considered on balance that that there will be no unacceptable impact on any surrounding property in terms of overlooking, privacy and overshadowing.

Cont....

Application No. 17/0935/FULL Continued

- Loss of view

Loss of view is not a material planning consideration.

- Concern in relation to increase in traffic and highway safety

The Transportation Engineering Manager has considered the planning application and offered no objection in relation to the proposed development and access arrangements.

- Concern over development mix / future occupiers

The submitted planning application is considered to be acceptable in terms of the proposed housing mix and general concerns over likely future occupiers is not a material planning consideration in the determination of the application.

- Impact on natural environment

The Council's Ecologist and Council's Arboriculturist have reviewed the submitted information and have offered no objections to the development which is considered to have an acceptable impact on the environment.

- Problems with existing drains

The Land Drainage Officer and Dwr Cymru have both offered no objection to the development and are content that suitable drainage arrangements can be agreed with the imposition of a planning condition.

Other material considerations:

In line with Policy CW11 of the Local Development Plan developments of this type in the Caerphilly Basin area are required to provide 40% of the units as affordable housing. The developer has agreed to the provision of affordable housing in this scheme and as such it is recommended that the application be deferred to enable the completion of a Section 106 Agreement in respect of the provision of 40% affordable housing. The agreement is necessary to make the scheme policy compliant, it relates to the development which is housing, and it is reasonable and proportionate to the scale of the scheme.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

Cont....

Application No. 17/0935/FULL Continued

RECOMMENDATION that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

1. 40% provision of Affordable Housing.

On completion of the Section 106 Obligation that (B) planning permission is granted subject to the following conditions.

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 plans and documents:  
- Site Location Plan, drawing reference A001, received 30.10.17;  
- Site Plan, drawing reference A002, received 30.10.17;  
-Plots 1-4 Floor plans, drawing reference A003 revision A, received 30.10.17;  
-Plots 5-8 Floor plans, drawing reference A004 revision A, received 30.10.17;  
-Plots 9-11 Floor plans, drawing reference A005 revision A, received 30.10.17;  
- Plots 1-4 Elevation plans, drawing reference A006 revision A, received 30.10.17;  
-Plots 5-8 Elevation plans, drawing reference A007 revision A, received 13.11.17;  
-Plots 9-11 Elevation plans, drawing reference A008 revision A, received 30.10.17.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of public health.

Cont....

Application No. 17/0935/FULL Continued

- 04) Prior to commencement of any dwelling hereby approved site ground levels are to be raised to 300mm above the existing ground level (or alternatively the developer shall have submitted finished floor levels to be first agreed in writing with the Local Planning Authority) in accordance with the submitted Flood Consequence Assessment and the development proposals plan in Appendix B of the submitted Flood Consequence Assessment, prepared by Waterman Group, dated April 2018.  
REASON: To ensure the site is predicted to be flood-free in accordance with the requirements of Technical Advice Note 15.
- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.  
REASON: To prevent contamination of the application site in the interests of public health.
- 06) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.  
REASON: To protect public health.
- 07) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.  
The scheme shall include:  
(i) control of noise,  
(ii) control of dust, smell and other effluvia,  
(iii) control of surface water run off,  
(iv) site security arrangements including hoardings,  
(v) proposed method of piling for foundations,  
(vi) construction and demolition working hours,  
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.  
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.  
REASON: In the interests of the amenity of the area.

Cont....

Application No. 17/0935/FULL Continued

- 08) Notwithstanding the submitted plans no works whatsoever shall commence until construction details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the agreed details prior to beneficial occupation of the development.  
REASON: In the interests of Highway Safety.
- 09) The site boundary fronting the access road leading from Heol Bro Wen to Caerphilly Leisure Centre shall be set back and a 2.0m wide footway provided along the frontage, to connect into the existing footway network, which shall be constructed in permanent materials to be agreed in writing with the LPA and completed prior to beneficial occupation of the development.  
REASON: To provide appropriate pedestrian access to the development.
- 10) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m metres x 33m metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.  
REASON: In the interests of highway safety.
- 11) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 12) The shared private driveway and turning area shall be constructed in permanent materials to be first agreed in writing with the Local Planning Authority. The agreed private drive and turning area shall be completed prior to beneficial occupation of the development and maintained thereafter free of obstruction.  
REASON: To ensure adequate parking and turning facilities are provided.
- 13) No surface water run-off shall discharge onto the highway or into the highway surface water system.  
RREASON: In the interests of highway safety.
- 14) 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. 17/0935/FULL Continued

- 15) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Land at Virginia Park, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 16) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new properties at Land at Virginia Park, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity 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).
- 17) Prior to the commencement of the development 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 occupation of the dwellings.  
REASON: In the interests of the visual amenities of the area.
- 18) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of the visual amenity of the area.
- 19) Prior to the commencement of works on site details of measures to prevent the discharge of surface water/ land drainage onto the public highway 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 it relates is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.

Cont....

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Advisory Note(s)

Please find attached the comments of The Council's Ecologist, Dwr Cymru/Welsh Water, Police - Designing Out Crime Officer 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: CW2, CW3, SP6, SP10.

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.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

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Gadewir y dudalen hon yn wag yn fwriadol

## APPLICATIONS DETERMINED BY DELEGATED POWERS

<b>APP NO. DATE REC'D</b>	<b>NAME AND ADDRESS OF APPLICANT(S)</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>DECISION</b>
18/0129/FULL 07.02.2018	Mrs S Kendrick Oakfield Lower Road Elliotstown New Tredegar NP24 6EB	Construct new detached dwelling Land Adjacent To Oakfield Lower Road Elliot's Town New Tredegar	Granted 06.04.2018
18/0145/RET 12.02.2018	Mr R Peachy 25 Tynewydd Terrace Newbridge Newport NP11 4LW	Retain and complete the conversion of lower ground floor into separate apartment, remove existing rear extensions and erect new 3.8m rear extension 25 Tynewydd Terrace Newbridge Newport NP11 4LW	Granted 10.04.2018
18/0147/COND 12.02.2018	United Welsh Housing Association C/O Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge condition 07 (detailed reptile method statement/reptile mitigation strategy) of planning consent 16/0665/FULL (Construct 19 residential units and associated works) Land At Grid Ref 314050 188455 Heol Aneurin Penyrheol Caerphilly	Decided - Discharge of Conditions 10.04.2018
18/0232/FULL 12.03.2018	Mr L Oliver 8 Tyn-Y-Coed Tredomen Hengoed CF82 7DD	Erect single storey rear extension, rear dormer with Juliet balcony and extend dormer to the front elevation 8 Tyn-Y-Coed Tredomen Hengoed CF82 7DD	Granted 10.04.2018
18/0086/FULL 26.01.2018	Mrs R Thomas 45 Summerfield Lane Graig-y-rhacca Caerphilly CF83 8RP	Erect single storey porch to front of dwelling 45 Summerfield Lane Graig-y-rhacca Caerphilly CF83 8RP	Granted 11.04.2018

18/0093/COU 29.01.2018	Mr & Mrs S Giles Chapel House High Street Argoed Blackwood NP12 0HQ	Change the use of land to residential curtilage, erect fencing, relocate existing south dry stone boundary wall, create two car parking spaces and erect wooden summer house Chapel House High Street Argoed Blackwood	Granted 11.04.2018
18/0102/CLEU 29.01.2018	Mrs C Howells Cwm Farm Rudry Road To Craig Llan, Rudry Caerphilly CF83 3EB	Obtain a Lawful Development Certificate for existing use as a residential dwelling Cwm Farm Cottage Cwm Farm Rudry Road To Craig Llan Rudry	Granted 11.04.2018
18/0098/FULL 29.01.2018	Mr J Riley 16 Clos Cwm Garw Caerphilly CF83 2BG	Convert garage to living room 16 Clos Cwm Garw Caerphilly CF83 2BG	Refused 12.04.2018
18/0142/FULL 12.02.2018	Mr & Mrs J & E Parfitt 14 Henfron Caerphilly CF83 2NU	Erect first floor side extension, single-storey rear extension and convert attic including three dormer windows to front 14 Henfron Caerphilly	Granted 12.04.2018
18/0148/FULL 13.02.2018	Stanley J Nicholas Ltd Mr E Price The Paddocks New Road Pengam Blackwood NP12 3QZ	Erect detached domestic garage The Paddocks New Road Pengam Blackwood	Granted 12.04.2018
18/0156/FULL 15.02.2018	Mr S Morris 11 Hanbury Street Glan-y-nant Blackwood NP12 3XW	Erect detached garage 11 Hanbury Street Glan-y-nant Blackwood NP12 3XW	Granted 12.04.2018
17/1038/FULL 01.12.2017	Pobl Group Mr Taylor C/o LRM Planning Ltd, 22 Cathedral Road, Cardiff CF11 9LJ	Demolish existing church, construct seven dwellings and associated works St Marys Church St Mary's Road Pontllanfraith Blackwood	Granted 13.04.2018

17/1087/RET 20.12.2017	Mr C Moes Cwmdarhian Barn Gilfach Bargoed CF81 8PY	Retain existing stables and proposal for new hay barn and manege Cwmdarhian Barn Gwerthonor-ganol Farm Gwerthonor-Ganol Farm Lane Gilfach	Granted 13.04.2018
18/0055/OUT 18.01.2018	Mr & Mrs Taylor 7 Springfields Croespenmaen Crumlin NP11 3DE	Erect 3 bedroom detached dwelling and seek approval of access Land Between 6 & 7 Whitethorne Street Crumlin Newport	Refused 13.04.2018
18/0238/TPO 12.03.2018	Mr D Yohansen Pendragon Design And Build Pendragon House General Rees Square Cwmbran Torfaen NP44 1AJ	Carry out tree works on T1 Ash - Fell Ground Level, T2 Oak - Side Prune 2.5 metres, T3 Oak - Side Prune 2.5 metres, T4 Oak - Side Prune 2.5 metres and T5 Oak - Fell and remove (Tree Preservation Order 54/83/RVDC) Land At Grid Ref 321036 188882 Rhyd Y Gwern Lane Machen	Granted 13.04.2018
17/0702/FULL 14.08.2017	Mr S Walker Ty-Ar-Y-Graig Commercial Road Crumlin Newport NP11 4PX	Erect three storey four bedroom dwelling with garages underneath Land Within Curtilage Of Willmayn Gilboa Road Newbridge	Granted 16.04.2018
18/0010/RET 08.01.2018	Cardtronics UK Ltd Trading As Cashzone PO Box 476 Hatfield AL10 1DT	Retain ATM installed through the shop front right hand window frame as a through glass installation Bargoed Local Store 16 High Street Bargoed CF81 8RA	Granted 16.04.2018
18/0011/ADV 08.01.2018	Cardtronics UK Ltd Trading As Cashzone PO Box 476 Hatfield AL10 1DT	Retain 2 no. internally illuminated fascia signs Bargoed Local Store 16 High Street Bargoed CF81 8RA	Granted 16.04.2018
18/0125/RET 05.02.2018	Mr G Jones 5 Oak Tree Rise Newbridge NP11 4RH	Retain and complete the change of use of vacant land for self storage containers for short/long term hire Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn	Refused 16.04.2018

18/0151/COND 13.02.2018	Mr K Bennet 6 Salisbury Terrace Brithdir New Tredegar NP24 6HZ	Discharge condition 14 (scheme for contamination) of planning consent 17/0280/COU (Carry out renovation works to convert church into domestic dwelling to include side and rear extension along with external ancillary works) St Michaels Church School Street Tirphil NP24 6ET	Decided - Discharge of Conditions 16.04.2018
18/0192/TPO 27.02.2018	Mrs J E N Evans 39 Carno Street Rhymney Tredegar NP22 5EE	Carry out tree works on ash tree protected by Tree Preservation Order 79/15/CCBC 39 Carno Street Rhymney Tredegar NP22 5EE	Granted 16.04.2018
17/1032/FULL 30.11.2017	Mr G Jones Tynewydd Glenview Terrace Pontgam Lane Ynysddu Newport NP11 7LG	Erect new conservatory and small extension to existing garage Tynewydd Glenview Terrace Pontgam Lane Ynysddu	Granted 17.04.2018
18/0058/OUT 18.01.2018	Mr G Jones Sunrays 11 Main Street Asfordby Melton Mowbray Leicestershire LE14 3RZ	Erect 3 bedroom bungalow Land At Grid Ref 314611 200342 Upper North Road Bargoed	Granted 17.04.2018
18/0162/FULL 19.02.2018	Mr R Williams 35 Birch Grove Ty Sign Risca Newport NP11 6HP	Create drive to front garden and erect retaining walls 35 Birch Grove Ty Sign Risca Newport	Granted 17.04.2018
18/0165/FULL 19.02.2018	Mr G Davies Managers House Penyfan Leisure Park Manmoel Road Manmoel Blackwood NP12 0HY	Construct a single storey extension to rear of property to incorporate a sun room Managers House Penyfan Leisure Park Manmoel Road Manmoel	Granted 17.04.2018

18/0166/COU 19.02.2018	Mrs M Reeves 14 Rhos Y Dderwen Blackwood NP12 1HB	Extend rear gardens of 14, 15, 16, 17, 18, 19, 20 and 21 Rhos Y Dderwen, which will incorporate old public footpath number 104 Highfields Amenity Area Cefn Coed Blackwood	Granted 17.04.2018
16/0208/OUT 05.03.2016	MC295 Ltd C/O Asbri Planning Ltd Mr M Gray Unit 9 Oak Tree Court Mulberry Drive Cardiff Gate Business Park Cardiff CF23 8RS	Erect 176 dwellings and access with all other matters reserved Catnic Pontypandy Industrial Estate Caerphilly CF83 3GL	Granted 18.04.2018
18/0164/FULL 19.02.2018	Mrs K Archer 2 Manmoel Road Croespenmaen Newport NP11 3BG	Erect single storey rear extension 2 Manmoel Road Croespenmaen Newport NP11 3BG	Granted 18.04.2018
18/0193/CLPU 28.02.2018	Mr L Gabriel 90 Blacksmith Close Oakdale Blackwood NP12 0BP	Obtain a Lawful Development Certificate for proposed single storey side extension 90 Blacksmith Close Oakdale Blackwood NP12 0BP	Granted 18.04.2018
18/0269/NOTF 22.03.2018	Natural Resources - Forestry Natural Resources Wales Office Mr A Shinton Resolven Neath SA11 4DR	Construct new tracks to facilitate the felling of larch trees infected with phytophthora ramorum and for purposes of restocking the woodland at Llanbradach Woodland Colliery Road Llanbradach Caerphilly	Prior Approval Not Required 18.04.2018
18/0063/FULL 19.01.2018	Mrs L Hammond 27 High Trees Risca Newport NP11 6HH	Erect two storey extension to provide dining room and extended bedroom 27 High Trees Risca Newport NP11 6HH	Granted 19.04.2018
18/0068/FULL 22.01.2018	Mr & Mrs M Lake 28 Highland Crescent Springfield Pontllanfraith Blackwood NP12 2NE	Construct off-street parking bay 28 Highland Crescent Springfield Pontllanfraith Blackwood	Granted 19.04.2018

18/0089/COND 26.01.2018	Mr T & Miss H Williams C/o Marlay Sneyd Street Cardiff CF11 9DL	Discharge conditions 09 (boundary treatment ), 10 (materials), 11 (further drawings of timber gates), 12 (further drawings of conservation rooflights), 13 (further drawings of all new windows and doors), 14 (land and surface water drainage), 16 (bat method statement), 18 (lighting scheme) and 19 (provision of nest/roost sites for barn owls and barn swallows) of planning consent 16/1021/FULL (Refurbish and convert Grade 2 listed barn into 2 No. residential units, rebuild hay barn to provide garage, creation of new access and driveway) Barn At Llancaiach Fawr Farm Gelligaer Road Nelson CF46 6ER	Decided - Discharge of Conditions 19.04.2018
18/0172/COND 21.02.2018	Mr R Terrell 3 Gelli-Unig Terrace Pontywaun Newport NP11 7GF	Discharge conditions 03 (Materials - samples), 05 (Parking - Summerhouse), 06 (Gates), 07 (Materials first 10m of access), 08 (Rainwater run- off) and 09 (Contamination - soil import testing) of planning consent 17/0835/FULL (Erect split level mobility single dwelling and timber summer house used for temporary accommodation during the build) Site Compound 14A Gelli-Unig Place Pontywaun	Decided - Discharge of Conditions 19.04.2018
18/0179/FULL 22.02.2018	Mr J Smith Appletree Cottage 8 River Terrace Pengam Blackwood NP12 3XB	Erect single-storey side extension and internal alterations 2 Fair View Pengam Blackwood NP12 3NS	Granted 19.04.2018
18/0209/FULL 05.03.2018	Mr S Parfitt 43 Fflorens Road Treowen Newport NP11 3EB	Erect two storey rear extension 43 Fflorens Road Treowen Newport NP11 3EB	Granted 19.04.2018

18/0215/FULL 06.03.2018	Mr S Slocombe High View Bungalow Edward Street Pengam Blackwood NP12 3NZ	Construct a dormer loft conversion at High View Bungalow Edward Street Pengam Blackwood	Granted 19.04.2018
18/0158/COND 15.02.2018	Meadowland Industrial Supplies Ltd Mr G Edwards Unit 17 Dragon House Sir Alfred Owen Way Pontygwindy Industrial Estate Caerphilly CF83 3HU	Discharge conditions 03 (land and surface water drainage), 04 (reptile mitigation) and 05 (bird nesting provision) of planning consent 17/0090/FULL (Construct two-storey industrial trade and retail premises) at Meadowlands Industrial Supplies Unit C 20 Sir Alfred Owen Way Pontygwindy Industrial Estate	Decided - Discharge of Conditions 20.04.2018
18/0159/FULL 15.02.2018	Mr S Woods Nant Heulog 31 Y Cedrwydden Blackwood NP12 1FD	Erect two storey rear extension Nant Heulog 31 Y Cedrwydden Blackwood NP12 1FD	Granted 20.04.2018
18/0189/RET 26.02.2018	Mr J Morris 68 Half Acre Court Caerphilly CF83 3SU	Retain garage conversion into study 68 Half Acre Court Caerphilly CF83 3SU	Granted 20.04.2018
18/0191/CLPU 27.02.2018	Mr S Charlesworth 49 Lon-Y-Gors Caerphilly CF83 1DP	Obtain a Lawful Development Certificate for proposed single storey rear extension 49 Lon-Y-Gors Caerphilly CF83 1DP	Granted 20.04.2018
18/0205/NCC 27.02.2018	Mrs R Hawker 10 Llys Cyncoed Oakdale Blackwood NP12 0NQ	Vary condition 9C of planning consent P/02/1418 (granted on appeal reference APP/K6920/A/03/1118497) to convert garage into a kitchen 10 Llys Cyncoed Oakdale Blackwood NP12 0NQ	Granted 20.04.2018

18/0213/COND 06.03.2018	Charter Housing Association C/o WPM Planning & Development Mr D Rowlands Creative Quarter 8A Morgan's Arcade Cardiff CF10 1AF	Discharge condition 04 (Arboricultural Impact Assessment) of planning consent 15/0408/FULL (Demolish former derelict buildings and erect 29 residential units and associated works) at Former Crumlin Mining School Site Mining School Hill Crumlin Newport	Decided - Discharge of Conditions 20.04.2018
18/0221/RET 08.03.2018	Mr J Daly 9 Rhos Y Dderwen Blackwood NP12 1HB	Retain off-street parking space to front of property in relation to planning consent 15/0403/RET 9 Rhos Y Dderwen Blackwood NP12 1HB	Granted 20.04.2018
18/0235/COND 13.03.2018	Mr R Terrell 3 Gelli-Unig Terrace Gelli-Unig Road Pontywaun Newport NP11 7GF	Discharge conditions 13 (Amended breeding bird provision), 14 (Hedgerow retention and management plan), 15 (Reptile method statement) and 16 (Amended bat roost provision) of planning consent 17/0835/FULL (Erect split level mobility single dwelling and timber summer house used for temporary accommodate on during the build) at Caeadle's Safle 14A Gelli-Unig Place Pontywaun	Decided - Discharge of Conditions 20.04.2018
18/0258/CLPU 20.03.2018	Mrs K McDonald 20 Pen-Y-Cwarel Road Wyllie Blackwood NP12 2HP	Obtain a Lawful Development Certificate for proposed side extension at 20 Pen-Y-Cwarel Road Wyllie Blackwood NP12 2HP	Granted 20.04.2018
18/0262/CLPU 20.03.2018	Mr Spragg 10 Cae Canol Hengoed CF82 7RU	Obtain a Lawful Development Certificate to replace existing conservatory with single storey extension 10 Cae Canol Hengoed CF82 7RU	Granted 20.04.2018
18/0184/COND 26.02.2018	Mr J Soroko 4 Kingswood Close Hengoed CF82 7LU	Discharge conditions 03 (Finishes) and 04 (Rear Wall) of planning consent 17/0671/RET (Retain hardstanding at garden level, rear boundary and associated works) 4 Kingswood Close Hengoed CF82 7LU	Decided - Discharge of Conditions 23.04.2018

17/0726/LBC 21.08.2017	Mr D Constable Mill House Gelligroes Mill Road Pontllanfraith Blackwood NP12 2HY	Replace kitchen roof covering and make alterations to kitchen external door/window openings at rear of dwelling Mill House Gelligroes Mill Road Pontllanfraith Blackwood	Granted 24.04.2018
18/0175/COND 21.02.2018	Welsh Government C/o WSP Mr G Lewis 1 Capital Quarter Tyndall Street Cardiff CF10 4BZ	Discharge condition 21 (Landscaping scheme) of planning consent 16/0373/OUT (Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations) Land At Grid Ref 311051 194899 South Of A472 (Mafon Road) Ty Du Nelson	Decided - Discharge of Conditions 24.04.2018
18/0186/COND 27.02.2018	Mr & Mrs L Coleman 41 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Discharge conditions 03 (Materials), 04 (Amended bat roost provision) and 05 (Amended breeding bird provision) of planning consent 17/1018/FULL (Erect two-storey extension to rear of dwelling) 41 Maesycoed Terrace Tredomen Hengoed CF82 7BU	Decided - Discharge of Conditions 24.04.2018
18/0187/NCC 27.02.2018	Mr D Williams 66 Bryn Road Markham Blackwood NP12 0QF	Vary condition 12 (Approved plans) of planning consent 16/0600/FULL (Erect a four bedroom detached dwelling) to amend the existing footprint of the dwelling to square off the design Land Adjacent To 66 Bryn Road Markham Blackwood	Granted 24.04.2018

18/0188/FULL 27.02.2018	Mr S Hudspeth 1 Attlee Road Blackwood NP12 1QE	Erect single storey rear extension and detached double garage 1 Attlee Road Blackwood NP12 1QE	Granted 24.04.2018
18/0280/NMA 26.03.2018	Mrs G Price Tophill Cottage Gelligaer Road Gelligaer Hengoed CF82 8FY	Seek approval of a non-material amendment to planning consent 18/0059/FULL (Erect two storey side extension and alteration works) to include 2No. feature gables above the existing first floor windows Tophill Cottage Gelligaer Road Gelligaer Hengoed	Granted 24.04.2018
18/0015/LBC 08.01.2018	Mr D Bartlett Shangri La Bryn Road Pontllanfraith Blackwood NP12 2EY	Install satellite dish on an extended pole Shangri La Bryn Road Pontllanfraith Blackwood	Refused 25.04.2018
18/0124/FULL 16.01.2018	Miss M Nicholas 44 Heol Edward Lewis Gelligaer Hengoed CF82 8EJ	Replace front garden wall and railings with a 1.4 metre high red brick wall and re-locate driveway 44 Heol Edward Lewis Gelligaer Hengoed CF82 8EJ	Granted 25.04.2018
18/0201/FULL 28.02.2018	Mr G Richards 19 Commin Road Aberbargoed Bargoed CF81 9BL	Erect two storey extension to the side of property, extend single storey extension to the rear and add a first floor extension to part of the rear single storey extension 19 Commin Road Aberbargoed Bargoed CF81 9BL	Granted 25.04.2018
18/0222/FULL 08.03.2018	Mr L Canning 30 Britannia Terrace Britannia Blackwood NP12 3TE	Erect first floor extension to existing garage at rear of property 30 Britannia Terrace Britannia Blackwood NP12 3TE	Refused 25.04.2018
18/0242/FULL 14.03.2018	Mr C Skinner 7 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Erect two storey side extension 7 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Granted 25.04.2018

18/0243/FULL 14.03.2018	Mr D Smith 9 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Erect two storey side extension 9 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Granted 25.04.2018
17/0805/COND 18.09.2017	Welsh Government C/O WSP Mr G Lewis 1 Capital Quarter Tyndall Street Cardiff CF10 4BZ	Discharge condition 13 (Contamination scheme) of planning consent 16/0373/OUT (Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations) Land South Of A472 (Mafon Road) Ty Du Nelson Treharris	Decided - Discharge of Conditions 26.04.2018
18/0009/FULL 08.01.2018	J Tamplin & Son Mr O Tamplin Cwmnofydd Farm Machen Caerphilly CF83 8NR	Erect three stables Waun Beaver Edward Thomas Close Rudry	Granted 26.04.2018
18/0013/COND 08.01.2018	Pine Ridge Homes Ltd Mr M J Woolford Lower Ground Floor Old Station Moorlane Staines Upon Thames TW18 4BB	Discharge condition 03 (drainage) of planning consent 07/0962/FULL (Construct 7 two-bedroom terraced and 5 five-bedroom detached dwellings) Land At Grid Ref 316903 188995 Adjacent To St Mary's Street Bedwas	Decided - Discharge of Conditions 26.04.2018
18/0110/COND 31.01.2018	Mr K Bradfield Willowside Cefn Road Upper Deri Bargoed CF81 9GW	Discharge condition 01 (Privacy Screen) of planning consent 17/0508/RET (Retain garden summerhouse) Willowside Cefn Road Upper Deri Bargoed	Granted 27.04.2018

17/1017/FULL 27.11.2017	Mr C Thomas Greenacres Rudry Road Porset Caerphilly CF83 3DT	Erect two storey detached double garage with study above Greenacres Rudry Road Porset Caerphilly	Granted 30.04.2018
18/0207/FULL 05.03.2018	Mr B Brotherwood Westfield Pennar Lane Pentwyn-mawr Newport NP11 4GY	Demolish existing detached garage and construct a new detached garage Westfield Pennar Lane Pentwyn-mawr Newport	Granted 30.04.2018
18/0219/FULL 07.03.2018	Mr C White 28 Tree Tops Avenue Blackwood NP12 1JF	Erect two storey extension to rear of dwelling 28 Tree Tops Avenue Blackwood NP12 1JF	Granted 30.04.2018
18/0254/FULL 19.03.2018	Mr R Sollis 5 Peregrine Close Penallta Hengoed CF82 6AZ	Erect single storey rear extension 5 Peregrine Close Penallta Hengoed CF82 6AZ	Granted 30.04.2018
18/0330/CLPU 11.04.2018	Miss H Whitney 1 Pen-Y-Lan Terrace Treowen Newport NP11 3DH	Obtain a Lawful Development Certificate for a proposed single storey extension 1 Pen-Y-Lan Terrace Treowen Newport NP11 3DH	Granted 30.04.2018
18/0048/COU 16.01.2018	Dr P Lalla Greystones House Alexandra Place Newbridge NP11 4ES	Change the use of first floor (Residential) to B1 Offices Llanover Buildings Victoria Terrace Newbridge	Granted 01.05.2018
18/0178/LBC 22.02.2018	Mrs N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Retain and complete works to install new entrance gates and install flue pipe and storm cap to existing chimney breast to allow for installation of a wood burner Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	Refused 01.05.2018
18/0212/RM 06.03.2018	Mr J Thomas 2 The Boundary Blackwood NP12 1FE	Seek approval of the reserved matters regarding access, landscaping, appearance, layout and scale reserved under outline planning consent 16/0509/OUT (Erect a residential self-build dwelling) Plot 3 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane	Granted 01.05.2018

18/0220/FULL 06.03.2018	Mrs S Johnston Tir Capel Farm Llanerch Lane Manmoel Blackwood NP12 0RW	Construct garage outbuilding/games room Tir Capel Farm Llanerch Lane Manmoel Blackwood	Granted 01.05.2018
18/0229/NCC 12.03.2018	Mr & Mrs Evans 29 Ty Fry Road Aberbargoed Bargoed CF81 9FL	Vary condition 03 of planning consent 14/0472/OUT (Erect residential development (15 plots)) to extend time limit for the approval of reserved matters by three years Land To Rear Of Ty Fry Road Aberbargoed Bargoed	Granted 01.05.2018
18/0233/COU 12.03.2018	Mrs S Wareham Panteg Lodge Ladysmith Road Blackwood NP12 1DJ	Change the use of part of retail area into dining area for cafe Woodies 3 Gravel Lane Blackwood NP12 1AG	Granted 01.05.2018
18/0246/ADV 15.03.2018	Mr Pawlin 36 Cardiff Road Caerphilly CF83 1UQ	Upgrade shopfront signage Nationwide Building Society 36 Cardiff Road Caerphilly CF83 1UQ	Granted 01.05.2018
18/0206/FULL 01.03.2018	Mrs P Clay 20 Hazel Grove Caerphilly CF83 3BN	Convert existing detached garage into a habitable room and erect a single storey link extension to join the converted garage with the existing house 20 Hazel Grove Caerphilly CF83 3BN	Granted 03.05.2018
18/0217/COU 06.03.2018	Catch 22 Charity Ltd Mr R Chohan 27 Pear Tree Street London EC1V 3AG	Change the use of first floor to class D1 (Non residential education and training centre) Bargoed Institute Building Catch 22 First Floor Office Cardiff Road	Granted 03.05.2018
18/0223/RET 12.03.2018	Mr K Markall 124 Porset Drive Caerphilly CF83 1PN	Retain and complete extension to dining area of public house Angel Inn White Cross Lane Hendredenny Caerphilly	Granted 03.05.2018
18/0231/FULL 12.03.2018	Mrs D Pearce 23 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Erect rear single storey kitchen extension 23 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Granted 03.05.2018

18/0245/FULL 15.03.2018	Mr Pawlin 36 Cardiff Road Caerphilly CF83 1UQ	Upgrade shopfront Nationwide Building Society 36 Cardiff Road Caerphilly CF83 1UQ	Granted 03.05.2018
18/0250/CLPU 16.03.2018	Mr & Mrs S Godwin 22 Herbert Avenue Pontymister Risca Newport NP11 6JS	Obtain a Lawful Development Certificate for proposed rear dormer and the gabling of the existing hipped roof 22 Herbert Avenue Pontymister Risca Newport	Granted 03.05.2018
18/0182/RET 23.02.2018	Mr J Long 26 Coronation Street Trethomas Caerphilly CF83 8DL	Retain the change of use of post office to administrative office for care company Post Office Counters Ltd Trethomas Post Office 8 Newport Road Trethomas	Granted 04.05.2018
18/0230/CLPU 12.03.2018	Mr & Mrs J Davies 6 Lon-y-Garwa Watford Caerphilly CF83 1NL	Obtain a Lawful Development Certificate for proposed single storey rear extension 6 Lon-Y-Garwa Watford Caerphilly CF83 1NL	Granted 04.05.2018
18/0257/FULL 19.03.2018	Mr M Thomson 25 Clos Cae Pwll Nelson Treharris CF46 6LA	Erect first floor extension over existing garage 25 Clos Cae Pwll Nelson Treharris CF46 6LA	Granted 04.05.2018
18/0237/FULL 13.03.2018	Mrs R Smothers 50 Addison Street Cefn Fforest Blackwood NP12 1EN	Erect single storey rear extension, detached garden room and porch to front 50 Addison Street Cefn Fforest Blackwood NP12 1EN	Granted 08.05.2018
18/0260/COND 20.03.2018	Mrs H Smith 151 Pantmawr Road Rhiwbina Cardiff CF14 6US	Discharge conditions 4 (drainage) and 5 (landscaping) of planning consent 17/0604/FULL (Create a menage) Ysgubor Fach Farmhouse Ysgubor Fach Ty Canol Lane Machen	Decided - Discharge of Conditions 08.05.2018
18/0276/FULL 26.03.2018	Mr N Priest 98 Cefn Road Blackwood NP12 1JA	Erect single storey rear extension and store outbuilding 98 Cefn Road Blackwood NP12 1JA	Granted 08.05.2018
18/0357/CLPU 18.04.2018	Mr Tallon 24 Griffin Drive Penallta Hengoed CF82 6AH	Obtain a Lawful Development Certificate for a proposed conservatory to the side elevation 24 Griffin Drive Penallta Hengoed CF82 6AH	Granted 08.05.2018

18/0171/FULL 20.02.2018	Mr D Hill Chapel Cottage Mill Road Deri Bargoed CF81 9HG	Erect a part two storey, part single storey extension to provide lounge/dining room and two bedrooms Chapel Cottages Mill Road Deri Bargoed	Refused 09.05.2018
18/0183/FULL 26.02.2018	Mr D Spencer 75 Hillside Park Bargoed CF81 8NJ	Construct garage 75 Hillside Park Bargoed CF81 8NJ	Granted 09.05.2018
18/0200/FULL 28.02.2018	Mr W Jones 99 Bloomfield Road Blackwood NP12 1LY	Erect detached garage to the rear of property 99 Bloomfield Road Blackwood NP12 1LY	Granted 09.05.2018
18/0204/FULL 28.02.2018	Aldi Stores Ltd C/o Planning Potential Mr D Williams 13-14 Orchard Street Bristol BS1 5EH	Install new external plant and associated plant enclosure required by the internal refurbishment of the foodstore Aldi Stores Ltd New Road Tir-y-berth Hengoed	Granted 09.05.2018
18/0277/FULL 26.03.2018	Mr D Lewis 65 Princes Avenue Caerphilly CF83 1HS	Erect kitchen extension to the rear of the property 65 Princes Avenue Caerphilly CF83 1HS	Granted 09.05.2018
13/0667/NCC 13.09.2013	Suflex Ltd 2 Orchard Place Rectory Road Wokingham Berkshire RG40 1DW	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 Suflex Estate Newport Road Pontymister Risca	Granted 10.05.2018
17/1042/FULL 04.12.2017	United Welsh Housing Association Mr P Seaborne C/o LRM Planning Ltd Mr S Courtney 22 Cathedral Road Cardiff CF11 9LJ	Erect 10 No. apartments, car parking, landscaping and associated works Land At Former All Saints Church Pencerrig Street Llanbradach Caerphilly	Granted 10.05.2018
17/1080/OUT 15.12.2017	Mr M Pope 9 Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Erect detached self-build dwelling Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane	Granted 10.05.2018
18/0236/FULL 13.03.2018	Mr & Mrs Barry 5 Rhos Y Dderwen Blackwood NP12 1HB	Erect single storey rear extension 5 Rhos Y Dderwen Blackwood NP12 1HB	Granted 10.05.2018

18/0239/COND 13.03.2018	United Welsh Housing Association C/o Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge conditions 11 (Construction - engineering details) and 14 (Retaining walls) of planning consent 16/0665/FULL (Construct 19 residential units and associated works) Land At Grid Ref 314050 188455 (Former Cwm lfor Primary School Site) Heol Aneurin Penyrheol	Decided - Discharge of Conditions 10.05.2018
18/0240/FULL 14.03.2018	Mr & Mrs A Fenner 1 Forest Hill Pontllanfraith Blackwood NP12 2PW	Construct dormer extensions to front and rear elevations 1 Forest Hill Pontllanfraith Blackwood NP12 2PW	Granted 10.05.2018
18/0275/RET 26.03.2018	Mr & Mrs W Garland 25 Heol Fawr Nelson Treharris CF46 6NP	Retain and complete decking/patio area 25 Heol Fawr Nelson Treharris CF46 6NP	Refused 10.05.2018
18/0278/COU 26.03.2018	Mr G Griffiths 1 Pwll Yr Allt Tir-y-berth Hengoed CF82 8FR	Change the use from B1 (Office) to C3 (Residential) 54 Ruth Street Bargoed CF81 8PE	Granted 10.05.2018

## LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
16/0886/NCC 11.10.16	Vary condition 1 of planning consent 06/0848/NCC (Reclaim former quarry - operate recycling and transfer station with associated storage) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0887/NCC 11.10.16	Vary Condition 1 of planning consent 06/0849/NCC (Reclaim former quarry with inert waste and extend access/haul road to landfill site) to extend the life of the permission for a further five years so that the development hereby permitted shall cease not later than 31st December 2021 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
17/0411/OUT 11.05.17	Erect residential development with strategic open space including play facilities and pedestrian and cycle networks at Land At Gwern Y Domen (Grid Ref 317068 187536) Gwern-y-domen Farm Lane Caerphilly	Subject to further discussion and consideration.
17/0494/FULL 10.06.17	Construct 4 No. detached dwellings with associated drainage, road, access and landscaping on Land at Beili Glas Road Fleur de lis Blackwood	Subject to further discussion and consideration.

17/0551/COU 29.06.17	Change the use of lower ground floor of previous fitness club to one bedroom flat at 17 High Street Llanbradach Caerphilly	Awaiting additional information.
17/0589/FULL 10.07.17	Erect single-storey side and rear extension at Avanate 6 Gellideg Lane Maesycwmmmer	Subject to further discussion and consideration.
17/0681/OUT 07.08.17	Erect residential development together with associated open space, landscaping and parking provision and seek approval of access and scale on Land At Grid Ref 316731 198680) Beaumaris Way Cefn Fforest	Subject to further discussion and consideration.
17/0738/COND 24.08.17	Discharge condition 09 (site investigation report) of planning application 14/0518/NCC (granted on appeal reference APP/K6920/A/15/3084354) (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) on Land At Grid Ref 315319 197123 Glan-Yr-Afon Lane Fleur-de-lis	Subject to further discussion and consideration.
17/0746/FULL 30.08.17	Remove existing rear single storey lean-to and replace with a two storey rear extension 192 Pandy Road Bedwas Caerphilly	Subject to further discussion and consideration.
17/0804/OUT 18.09/17	Erect up to 350 homes including affordable housing, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access at Virginia Park Golf Club And Driving Range Virginia Park Caerphilly CF83 3SN	Subject to further discussion and consideration.

<p>17/0918/COND 30.10.17</p>	<p>Discharge condition 03 (Highways) , 05 (Land Drainage) , 06 (Surface Water Drainage), 07 (Drainage Scheme), 10 (Remediation Strategy) 17 (Japanese knotweed) and 19 (Lighting Scheme) of planning consent 14/0518/NCC granted on appeal reference APP/K6920/A/15/3084354 (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) Land At Glan-Yr-Afon Lane Fleur-de-lis</p>	<p>Awaiting view of consultees.</p>
<p>17/0971/NCC 13.11.17</p>	<p>Vary condition 18 of planning permission 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to enable the variation of the approved restoration scheme details to reflect the positioned earth bund and landscaping Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY</p>	<p>Subject to discussion and consideration.</p>
<p>17/1033/FULL 01.12.17</p>	<p>Construct seven dwellings and associated works, including the creation of a one-way system to serve the development Land At Grid Ref 317269 196829 Coronation Road East Lane Blackwood</p>	<p>Subject to further discussion concerning access.</p>
<p>18/0008/COND 05.01.18</p>	<p>Discharge conditions 8 (Boundary Treatment), 13 (Construction - eng details) and 17 (Trees - Arbor Impact Assessment) of planning application 17/0489/FULL (Erect 34 no. residential dwellings and associated works) Former Gardd Y Craig 106 Commercial Street Pontymister Risca</p>	<p>Awaiting view of consultees.</p>

18/0037/RM 15.01.18	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0563/OUT in respect of the construction of 50 residential units, access and associated works Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	Subject to further discussion and consideration.
18/0071/COND 22.01.18	Discharge condition 11 (light mitigation strategy) of planning application 15/0567/OUT (granted on APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale	Subject to further discussion and consideration in respect of the reserved matters application for the development of this site.
18/0090/FULL 26.01.18	Partly demolish existing building and change the use of the existing Class A3 (public house) and erect new extension to create two Class A1 (retail) units, servicing area, car parking and associated works at The New Forge Brynhoward Terrace Oakdale Blackwood	Awaiting further information about parking.
18/0097/COND 26.01.16	Discharge conditions 03 (Coal - Site Investigation) , 09 (Japanese Knotweed Method Statement) and 12 (Dust and Noise Mitigation Scheme) of planning consent 17/0266/LA (Construct new three storey, nine classroom infill block) Newbridge Comprehensive School And Leisure Centre Bridge Street Newbridge	Awaiting view of consultees.
18/0103/FULL 30.01.18	Demolish existing two storey building and re-build with ground floor garage and first floor flat at 65 Bartlett Street Caerphilly	Awaiting bat survey.

18/0106/COND 31.01.18	Discharge condition 04 (Construction Method Statement) of planning application 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Subject to further discussion and consideration in respect of the reserved matters application for the development of this site.
18/0107/COND 31.01.18	Discharge condition 17 (Affordable Housing) of planning application 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 - Residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Subject to further discussion and consideration in respect of the reserved matters application for the development of this site.
18/0120/LBCC	Remove altar rail, install W.C. and general renovation works at Capel Y Babel Pont Lawrence Rees Lane Cwmfelinfach	To be determined by Welsh Government.
18/0153/COND 14.02.18	Discharge conditions 05 (Reptile Mitigation Statement), 06 (Mitigation - illumination bats), 07 (Woodland Exclusion Plan), 08 (Bat roost provision), 09 (Breeding bird provision), 10 (Land drainage) and 11 (Ground investigation) of planning consent 16/0501/OUT (Erect four residential properties and associated works) and condition 09 (Gas monitoring) of planning consent 17/0794/RM (Approve the matters of access, appearance, landscaping, layout and scale for the erection of four residential properties and associated works) Land At Grid Ref 313820 187076 Cae Nant Gledyr Caerphilly	Awaiting views of consultees.
18/0181/RET 23.02.18	Retain and complete works to roof to change from hip to gable and external alterations Mapledene 10 Dan-y-coed Caerphilly CF83 1HU	Awaiting amended elevation.

18/0211/FULL 06.03.18	Erect detached dwelling and detached garage Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Awaiting views of consultees.
18/0225/COND 08.03.18	Discharge condition 24 (Affordable Housing) of planning consent 17/0489/FULL (Erect 34 No. residential dwellings and associated works) Former Gardd Y Craig 106 Commercial Street Pontymister Risca	Awaiting views of consultees.

## APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

<b>APPLICATION NUMBER &amp; DATE RECEIVED</b>	<b>DESCRIPTION &amp; LOCATION OF DEVELOPMENT</b>	<b>COMMENTS</b>
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Received draft agreements. Waiting for internal comments. Can't agree over some clauses regarding Affordable Housing. Waiting for instructions from Planning.
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.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	Tried to resurrect long outstanding matter by contacting Solicitors.
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	Approved new plan. Change with title so amended draft and sent for approval. Chased. They were in discussions with Trustees solicitors. Chased again.
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	Approved new plan. Change with title so amended draft and sent for approval. Chased. They were in discussions with Trustees solicitors. Chased again.
16/0076/OUT 28.01.16	Erect residential development at Land To The North Of Meadowland Close Caerphilly	Revised plan agreed. Legal to send out agreement for signature.
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. No change.

16/0508/OUT 16.06.16	Erect a residential self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed. Amended plan submitted. Still waiting for everything to be resolved from an application point of view. Not likely to proceed given new applications on list below.
16/0510/OUT 16.06.16	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed. Amended plan submitted. Still waiting for everything to be resolved from an application point of view. Not likely to proceed given new applications on list below.
17/0088/OUT 03.02.17	Construct housing development of 17 properties at Land At Fair View Garage Pengam Road Pengam Blackwood	Just received title evidence.
17/0113/FULL 10.02.17	Erect 5 No. detached 4-bedroom houses at Land To The South Of The Glade Wyllie Blackwood	Waiting for fees to complete.
17/0270/OUT 27.03.17	Erect residential development of up to 175 units including open space provision, access and parking arrangements and to approve the matters of access and scale on Land at Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Richard queried with planning the need for a Section 106 Agreement.
17/0616/COU 14.07.17	Convert former night club at second floor level to 7 No. flats (D2 to C3) at Pulsars Niteclub 3A Pentrebane Street Caerphilly	Queried title evidence. Solicitors checking with architects. Told Application Ongoing To Rectify Title.
17/0617/COU 14.07.17	Convert first and second floors to 6 No. 1 bedroom flats at 1 Pentrebane Street Caerphilly	Queried title evidence. Solicitors checking with architects. Told Application Ongoing To Rectify Title.
17/0966/FULL 09.11.17	Construct 14 dwellings and associated works at The De-Winton De Winton Terrace Llanbradach Caerphilly	UWHA wish to deal with by way of UU

17/1027/FULL 29.11.17	Demolish Caerphilly Magistrates' Court building and re-develop with 38 No. dwellings (comprising 34 No. apartments and a terrace of 4 No. houses), together with associated vehicular and pedestrian accesses, car parking, amenity areas, buggy and bin store, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure at Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG	Draft received. Legal to review.
17/1042/FULL 04.12.17	Erect 10 No. apartments, car parking, landscaping and associated works at Land At Former All Saints Church Pencerrig Street Llanbradach	Completed.
17/1079/OUT 15.12.17	Erect detached self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Instructions received. Sent draft Agreement.

Gadewir y dudalen hon yn wag yn fwriadol

## OUTSTANDING APPEALS

<b>APPEAL REF/ PLANNING APP. NO.</b>	<b>APPELLANT</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>DATE APPEAL REGISTERED</b>
18/0001/REF 17/0481/FULL	CTIL & Telefonica UK Ltd C/o Clarke Telecom Ms D Perry Unit E Madison Place Northampton Road Manchester M40 5AG	Install a 15m monopole supporting 3 No. antennas, 2 No. dishes, ground based equipment cabinets and ancillary development thereto at Land At Corner Of Central Avenue Ivy Place Oakdale Blackwood	14.03.2018
18/0002/REF 17/1031/FULL	Mr J Davies 6 William Street Fleur-de-lis Blackwood NP12 3UJ	Erect detached dwelling at Land Rear Of 6 William Street Fleur-de-lis Blackwood NP12 3UJ	22.03.2018
18/0003/REF 17/0846/FULL	Ms L Cochrane GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect development of affordable housing consisting of 2 no. three bed houses and 1 no. two bed house on Land at Bedwellty Road Bedwellty	02/05/18
18/0004/REF 18/0035/FULL	Mr C Fox 4 Newport Road Pontllanfraith Blackwood NP12 2JN	Construct loft conversion with dormer at 4 Newport Road Pontllanfraith Blackwood NP12 2JN	03/05/18

**APPEALS DECIDED**

<b>APPEALS DECIDED APPEAL REF/ PLANNING APP NO.</b>	<b>PROPOSAL &amp; LOCATION APPEAL</b>	<b>DECISION/ DATE</b>	<b>COMM/ DEL</b>
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**NONE**