



Tredomen House  
Tredomen Park  
Ystrad Mynach  
Hengoed CF82 7WF  
Tel: 01443 815588  
Email: [planning@caerphilly.gov.uk](mailto:planning@caerphilly.gov.uk)

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Parc Tredomen  
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Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Details**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Coed-Y-Cefn House
Address line 1	Rhyd Y Gwern Lane
Address line 2	<input type="text"/>
Town/city	Machen
Postcode	CF83 8NX

Description of site location must be completed if postcode is not known:

Easting (x)	321056
Northing (y)	188763

Description

**2. Applicant Details**

Title	Mr. M.
First name	<input type="text"/>
Surname	Wells
Company name	<input type="text"/>
Address line 1	Mackworth House
Address line 2	60, Llwybr Y Coetir
Address line 3	<input type="text"/>
Town/city	Caerphilly

## 2. Applicant Details

Country	
Postcode	CF83 3SS
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mr
First name	Phil
Surname	Williams
Company name	philwill planning consultancy ltd
Address line 1	71
Address line 2	Heol Tre Castell
Address line 3	
Town/city	Caerphilly
Country	
Postcode	CF831AF
Primary number	
Secondary number	
Email	philwill.jem@hotmail.com

## 4. Description of Use, Building Works or Activity

Which category describes the existing use or operation or development for which the certificate is sought

- An existing use  
 An existing operation  
 An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

Use classes	B1 - Business
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## 5. Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

The existing commercial business use relates to the construction and woodworking of building products in previous workshops. Since the recent partial demolition of buildings on site, the remaining structures and foundations have been used for the preparation and storage of building products in association with the applicant's construction and demolition business.

## 6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

Yes  No

Please state why a Lawful Development Certificate should be granted

Statutory Declarations have been presented by third parties and the applicant which demonstrate that the use of the land has continued uninterrupted since the 1970s.  
Former poultry houses, granted planning permission in 1970 ( under Code Ref. Cardiff Rural 14769), were converted for the B1 use as previously described above for in excess of 40 years.

## 7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01/01/1977

In the case of an existing use or activity in breach of conditions has there been any interruption?

Yes  No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

Yes  No

### Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes  No

## 8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

## 9. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes  No

## 10. Interest in the Land

Please state the applicant's interest in the land

- a) Owner
- b) Lessee
- c) Occupier
- d) Other

## 11. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

**11. Authority Employee/Member**

Do any of these statements apply to you?

Yes  No

**12. Declaration**

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

02/06/2021

Site Location Plan

1:1250

