



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

Tŷ Tredomen  
Parc Tredomen  
Ystrad Mynach  
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Eboost: [planning@caerphilly.gov.uk](mailto:planning@caerphilly.gov.uk)

## Application for Planning Permission

### Town and Country Planning Act 1990

#### 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.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

#### Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Jenkins

Company Name

Caerphilly County Borough Council

## Address

Address line 1

Penallta House

Address line 2

Tredomen Business Park

Address line 3

Ystrad Mynach

Town/City

Hengoed

Country

United Kingdom

Postcode

CF82 7PG

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Mike

Surname

Veysey

Company Name

Caerphilly County Borough Council

## Address

Address line 1

Penallta House

Address line 2

Tredomen Business Park

Address line 3

Ystrad Mynach

Town/City

Hengoed

Country

United Kingdom

Postcode

CF82 7PG

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

433.20

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Demolition of an existing extension of sub-standard construction, the construction of a replacement extension with enhanced facilities, adjustments to fenestration, internal remodeling and refurbishment, and change of use to a Children's Residential Home. To accommodate 2 No. children with complex needs for short to medium term stays in a residential setting.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Empty residential dwelling

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Residential dwelling

When did this use end (if known)?

03/03/2023

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

## Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Roof

**Existing materials and finishes:**

Redland Renown interlocking concrete roof tile - Breckland Brown

**Proposed materials and finishes:**

Redland Renown interlocking concrete roof tile - Breckland Brown

**Type:**

Walls

**Existing materials and finishes:**

Grey multi concrete facing brick - half lap stretcher bond

**Proposed materials and finishes:**

Grey multi concrete facing brick - half lap stretcher bond

**Type:**

Windows

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

White UPVC Anthracite grey roof window

**Type:**

Doors

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

White UPVC

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Block paved and gravel drive

**Proposed materials and finishes:**

Gravel drive removed and block paving extended

**Type:**

Other

**Other (please specify):**

Soffits fascias and gutters

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

White UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

5309 PL-101 Site Location Plan and Site Plan,  
5309 PL-102 Existing Plans,  
5309 PL-103 Existing Elevations,  
5309 PL-104 Proposed Plans,  
5309 PL-105 Proposed Elevations,  
5309 PL-106 Existing Site Plan,  
SS317A Rowlinson Triple Bin Store  
SPA.23.0080 FINAL - Preapplication advice,  
Email from Magaret Iles - Principle Ecologist,  
Email from Carwyn Powell - Team Leader.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

### Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Existing drainage indicated on 5309 PL-102 Existing Plans  
Adaptations indicated on 5309 PL-104 Proposed Plans

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Refer to PL-101 For refuse storage facilities and product information of storage facility.

### Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

### Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

If you have answered Yes to the question above please add details in the following table:

|   |
|---|
| <b>Use Class:</b><br>C2 - Residential institutions  |
| <b>Existing gross internal floorspace (square metres):</b><br>112.5                                 |
| <b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b><br>0    |
| <b>Total gross internal floorspace proposed (including change of use) (square metres):</b><br>118.3 |
| <b>Net additional gross internal floorspace following development (square metres):</b><br>118.3     |

| Totals | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--------|--|---|---|--|
|        | 112.5  | 0   | 118.3   | 118.3  |

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Will the proposed development require the employment of any staff?

- Yes
- No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

11

Part-time

0

Total full-time equivalent

11.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

## 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

## Pre-application Advice

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

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

SPA/23/0080

Date (must be pre-application submission)

24/08/2023

Details of the pre-application advice received

The external works are not seen to be an issue with regard to LDP policies, the majority of the proposed development is minor in nature, and the proposed extension sits on much of the same footprint as the previous flat-roofed structure. The additional mass associated with the proposed works are not viewed to impact the schemes acceptability, with it being apparent that the extension would be utilising materials 'to match' the incumbent dwelling, ensuring the proposal's compliance with policy SP6 of the Caerphilly County Borough Local Development Plan, up to 2021 (adopted in 2010). The aforementioned changes to the fenestrations and extension would similarly be in accordance with policy CW2 (amenity) of the LDP, due to their minor nature and small scale.

With regard to the change of use, no indication has been given as to the amount of children that would be staying at the institution at one time or for how long etc, this would need to be assessed under a full planning application. Consultation comments would also be essential for this application, with regard to policy CW3, which would require consultation with the authority's highways department, as well as policy CW2, which would require consultation with public health for impacts on surrounding amenity through increased noise and activity that the site would be experiencing

As referenced consultation comments would be required under a full application, as well as neighbours being appropriately consulted, which may be under the form of a site notice.

To conclude, the principle of the exterior works and changes to the dwelling are seen as acceptable and in accordance with the referenced LDP policies, however the principle of the change of use is something that would require not just some estimation of figures of activity the site would be experiencing daily, but additionally specialised consultee comments from various areas, including highways and public health. These will be undertaken under a full application.

## 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

Do any of these statements apply to you?

- Yes  
 No

If Yes, please provide details of the name, relationship and role:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Mike

Surname

Veysey

Declaration Date

10/10/2023

Declaration made

## Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Mr

First Name

Mike

Surname

Veysey

Declaration Date

10/10/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Michael Veysey

Date

13/10/2023