



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

Ty Penallta  
Parc Tredomen  
Ystrad Mynach  
Hengoed CF82 7PG  
Ffôn: 01443 815588  
Ebst: [planning@caerphilly.gov.uk](mailto:planning@caerphilly.gov.uk)

## Application for Planning Permission and Consent to Display an Advertisement(s)

### Town and Country Planning Act 1990; Town and Country Planning (Control of Advertisement) Regulations 1992

#### 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

Ka Long

Surname

Lin

Company Name

## Address

Address line 1

Flat 508, Valentines House

Address line 2

51-69 Ilford Hill

Address line 3

Ilford

Town/City

Essex

Country

United Kingdom

Postcode

IG1 2ZN

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Email address

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

## Site Area

What is the site area?

81.18

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

This application requests authorisation for the change of use of the property at 4 Clive Street, Caerphilly, CF83 1GE. Currently functioning as a dental practice (Use Class D1), the proposal is to transition the space into a (Sui Generis) Chinese traditional massage and wellbeing centre. The centre is envisioned as a dedicated space for traditional Chinese massage, providing treatments aimed at enhancing wellness and promoting relaxation within the community.

The proposed development will involve converting the two existing dental operation rooms and a reception room into therapeutic massage rooms, aligning with the peaceful and restorative environment we aspire to establish. A key alteration includes the refurbishment of one of the two toilet facilities to add a shower room, responding to the needs for post-treatment hygiene, given that traditional Chinese massage (Tuina) might include the application of oils to the back of the body.

All planned modifications will be confined to the interior of the building. The internal restructuring will be minimal, making use of the existing partition walls to shape the massage rooms. The external facade of the building will retain its current appearance, with the only addition being the change of signage to reflect the presence of the new business.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The premises at 4 Clive Street, Caerphilly, CF83 1GE, are currently operating as a dental practice under Use Class D1. The practice is entering its final phase, with the current tenants nearing retirement. The facility of the practice is in the final stages of sale. Client appointments are very low. The premises are anticipated to become vacant in April. Despite being on the market for several months, the property has not attracted any new tenants seeking to operate a similar dental practice, indicating a low demand for another dental service provider in the area.

Is the site currently vacant?

- Yes  
 No

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:**

Walls

**Existing materials and finishes:**

The partition walls currently feature a beige colour, likely applied over standard plasterboard.

**Proposed materials and finishes:**

The existing partition walls will be retained, preserving their structural integrity and layout. To refresh the interior environment, the walls will undergo a new coat of paint. The selected paint will be a high-quality, durable emulsion suitable for commercial spaces, chosen to create a calm and inviting atmosphere in line with the ambience of a traditional Chinese massage and wellbeing centre. The new colour scheme will be decided upon to complement the overall interior design theme.

**Type:**

Other

**Other (please specify):**

Bathroom

**Existing materials and finishes:**

The premises currently include two toilet facilities. One of the toilet facilities is equipped with a urinal, constructed from porcelain and finished with a ceramic glaze.

**Proposed materials and finishes:**

The existing urinal in one of the toilets will be removed, and the space will be repurposed to install a simple shower enclosure. The new shower will feature an acrylic base and glass panelling to create a practical and hygienic shower space. All associated plumbing will be updated to accommodate the new fixture, with waterproofing measures such as ceramic tiling for the walls in the shower area to ensure durability and maintain hygiene standards. This shower enclosure will be fitted with a Fast-Fit Electric Shower to provide efficient and adjustable showering facilities.

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

4clivestreet - Existing Plan  
4clivestreet - Proposed Plan

## 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

## 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

We're connecting the shower to the existing drainage pipework at the premises, currently used for the w/c.

plan(s)/drawing(s) references:

4clivestreet - Existing Plan  
4clivestreet - Proposed Plan

## 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:

Within the premises, separate areas for the storage of recyclable and general (black bag) waste will be established adjacent to the kitchen unit. Owing to the nature of our Chinese traditional massage and wellbeing centre, consumable items are not used during the course of treatments, which results in a minimal amount of waste production. We will provide distinct, clearly marked containers for any recyclable materials, ensuring a commitment to responsible waste management. The low volume of waste generated will be stored efficiently and securely until collection, aligning with both environmental considerations and local council regulations for waste disposal.

## 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

## 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> Other
<b>Existing gross internal floorspace (square metres):</b> 81.2
<b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b> 81.2
<b>Total gross internal floorspace proposed (including change of use) (square metres):</b> 81.2
<b>Net additional gross internal floorspace following development (square metres):</b> 0

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)
	81.2	81.2	81.2	0

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

### Proposed Employees

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



Full-time

2

Part-time

Total full-time equivalent

2.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

Other (Please specify)

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

09:30

**End Time:**

08:00

**Saturday:**

**Start Time:**

09:30

**End Time:**

08:00

**Sunday / Bank Holiday:**

**Start Time:**

09:30

**End Time:**

08:00

## 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

## Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

The existing signage is slated for an update to mirror the new business identity, "Traditional Chinese Massage." The change involves replacing the "Dental Practice" sign with the name of the massage business, including the addition of a website and contact information. The front door will also feature a detailed account of services offered, presented on the glass window with tasteful and discreet vinyl decals.

**Main Signage (Fascia Sign):** The primary exterior fascia sign is set to read "Traditional Chinese Massage," complete with a website URL and telephone number. This sign is designed to conform to the size and placement of the previous dental practice sign to comply with local signage regulations.

**Window Decals:** The front window will exhibit visual images and texts to show our service such as "Traditional Chinese Massage," "Head Massage," and "Foot Massage." These will be displayed in fonts and colours chosen to blend seamlessly with the local streetscape and to ensure a design that is both subtle and pleasing to the eye.

All advertising is designed to complement the character of the local area, using high-quality materials and professional finishing to make a positive contribution to the local streetscape.

**Advertisement Type:**

Fascia Sign

**Height:**

0.8 metres

**Width:**

3 metres

**Depth:**

0.2 metres

**What is the height from the ground to the base of the advertisement?:**

2.3 metres

**What is the maximum projection of the advertisement from the face of the building?:**

0 metres

**What is the maximum height of any of the individual letters and symbols?:**

50 centimetres

**What materials will the advertisement be made of?:**

The main sign will be made of durable outdoor-grade vinyl adhered to the existing weather-resistant backing board.

**The colour of text and background:**

The colour of text: White Background: Purple

**Will the advertisement be illuminated?:**

**Advertisement Type:**

Other sign

**Height:**

1.5 metres

**Width:**

2.3 metres

**Depth:**

0.01 metres

**What is the height from the ground to the base of the advertisement?:**

0.3 metres

**What is the maximum projection of the advertisement from the face of the building?:**

0 metres

**What is the maximum height of any of the individual letters and symbols?:**

20 centimetres

**What materials will the advertisement be made of?:**

The material of Window decals will be vinyl film

**The colour of text and background:**

**Will the advertisement be illuminated?:**

If you have selected Other, please describe

Window Decals: The front window will exhibit visual images and texts to show our service such as "Traditional Chinese Massage," "Head Massage," and "Foot Massage." These will be displayed in fonts and colours chosen to blend seamlessly with the local streetscape and to ensure a design that is both subtle and pleasing to the eye.

## Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

- Yes  
 No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

- Yes  
 No  
 Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

4clivestreet - Existing Sign

Will the proposed advertisement(s) project over a footpath or other public highway?

- Yes  
 No

## Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

01/04/2024

To Date

01/04/2027

## 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

## 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

## Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

Yes

No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

Yes

No

## 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

If No, can you give appropriate notice to ALL the other owners?

Yes

No

## Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

4

**Suffix:**

**Address line 1:**

Clive Street

**Address Line 2:**

**Town/City:**

Caerphilly

**Postcode:**

CF83 1GE

**Date notice served (DD/MM/YYYY):**

12/03/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Ka Long

Surname

Lin

Declaration Date

15/03/2024

- 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

Ka Long

Surname

Lin

Declaration Date

15/03/2024

Declaration made

## Declaration

I/We hereby apply for Full planning & display of advertisements 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

ka long lin

Date

15/03/2024