

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

**NOTICE UNDER ARTICLE 10
APPLICATION FOR PLANNING
PERMISSION**

Proposed development at: Land south of Valley View, Cefn Hengoed, Caerphilly

Take notice that application is being made by: Hopgrove Construction Ltd and United Welsh Housing Association

For planning permission to: Proposed development of 60 residential dwellings, landscaping, sustainable drainage, access, car and cycle parking and associated works.

Local Planning Authority to whom the application is being submitted: Caerphilly County Borough Council

Local Planning Authority address: Development Management, Caerphilly County Borough Council, Tredomen House, Tredomen Park, Ystrad Mynach, Hengoed, CF82 7WF

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory: (Mr Rhys Jones) *RG Jones*

Date: 27-03-2025

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

**Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

**HYSBYSIAD DAN ERTHYGL 10 CAIS AM
GANIATÂD CYNLLUNIO**

Datblygiad arfaethedig yn: Tir i'r de o Valley View, Cefn Hengoed, Caerffili

Dymâch hysbysu bod cais yn cael ei wneud gan: Hopgrove Construction Ltd a Cymdeithas Tai United Welsh

Am ganiatâd cynllunio i: Datblygiad arfaethedig o 60 annedd, tirlunio, draenio cynaliadwy, mynediad, parcio ceir a beiciau a gwaith cysylltiedig.

Yr Awdurdod Cynllunio Lleol y mae'r cais yn cael ei gyflwyno iddo: Cyngor Bwrdeistref Sirol Caerffili

Cyfeiriad yr Awdurdod Cynllunio Lleol: Adran Rheoli Datblygu, Cyngor Bwrdeistref Sirol Caerffili, Tŷ Tredomen, Parc Tredomen, Ystrad Mynach, Hengoed, CF82 7WF

Os oes unrhyw berchennog neu denant ar y tir yn dymuno gwneud sylwadau am y cais hwn, dylai ysgrifennu at y cyngor cyn pen 21 diwrnod ar ôl dyddiad yr hysbysiad hwn.

Llofnodydd: (Mr Rhys Jones)

Dyddiad: 27-03-2026

RG Jones

Datganiad o hawliau perchenogion: Nid yw rhoi caniatâd cynllunio yn effeithio ar hawliau perchnogion i ddal na gwaredu eu heiddo oni bai fod rhyw ddarpariaeth i'r gwrthwyneb mewn cytundeb neu les.

Datganiad o hawliau tenantiaid amaethyddol: Gallai rhoi caniatâd cynllunio i ddatblygiad nad yw'n un amaethyddol effeithio ar sicrwydd deiliadaeth tenantiaid amaethyddol.

Ystyr 'perchennog' yw person sydd â buddiant rhydd-ddaliadol neu fuddiant lesddaliadol a chyfnod hwnnw heb fod yn llai na saith mlynedd. Ystyr 'tenant' yw tenant daliad amaethyddol y mae unrhyw ran ohono'n wedi'i gynnwys yn y tir.