



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH, ON WEDNESDAY, 20TH JUNE 2012 AT 5.00 P.M.

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PRESENT:

Councillor S. Jenkins - Chairman  
Councillor D.G. Carter - Vice-Chairman

Councillors:

M. Adams, Mrs. E.M. Aldworth, Mrs. A. Blackman, H.R. Davies, J.E. Fussell, Mrs. J. Gale, N. George, R.W. Gough, A.G. Higgs, Mrs. B.A. Jones, K. Lloyd, Mrs. G.D. Oliver, L.R. Rees, Mrs. J. Summers, J. Taylor

Together with:

P. Mears (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Campbell (Transport Engineering Manager), G. Mumford (District Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

### APOLOGIES

Apologies for absence were received from Councillors D. Bolter, W. David, L. Gardiner and K. Lloyd.

### 1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - Councillor Mrs. B. Jones - 12/0270/FULL. Details are minuted with the respective item.

### 2. MINUTES - 7TH JUNE 2012

RESOLVED that the minutes of the meeting be approved and signed as a correct record.

Planning Committee held on 7th June 2012 (minute nos. 1 - 23, page nos. 1 - 9).

### 3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

There were no requests received for site visits.

## REPORTS OF OFFICERS

Consideration was given to the following reports.

**4. Site Visit - Code No. 12/0273/FULL - Erect A Double-Storey Side Extension, 10 Pentwynwyn Road Rudry Caerphilly, CF83 3DS**

Councillor Mrs. B. Jones declared an interest (as being predisposed to the application) and left the Chamber when the application was being discussed.

An objector, Mrs. Jenkins, and the applicant, Miss N. Fowler, addressed the Committee.

The Committee considered the views of the site visit held on 18th June 2012.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) subject to an amendment to condition (4), an additional condition (8) and the conditions contained in the Officer's report, this application be granted;

**Amended Condition (4)**

The development shall not be commenced until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plan. Prior to the beneficial occupation of the approved extension the area indicated for parking shall be completed in materials which shall first be agreed in writing by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

**Reason**

In the interests of highway safety.

**Additional Condition (8)**

The flat roof of the single-storey rear extension hereby approved shall not be used as a balcony, patio or sitting out area or any other similar purpose incidental to the enjoyment of the dwellinghouse.

**Reason (8)**

In the interests of residential amenity.

- (iii) the applicant be advised of the comments of the Transportation Engineering Manager and the Council's Ecologist.

**5. Site Visit - Code No. 11/0564/FULL - Demolish Detached Dwelling And Garage, Replace And Erect Two Further Dwellings Parc Y Lan 7 Mountain Road Caerphilly CF83 1HG**

A representative of the objector, Mr. J. Wilkes, and a representative of the applicant, Mr. C. Lodge, addressed the Committee.

The Committee considered the views of the site visit held on 18th June 2012.

RESOLVED that:-

- (i) the report of the site visit be noted;

- (ii) the application be deferred to allow the applicants to enter into a Section 106 Agreement as detailed in the report;
- (iii) on completion of a satisfactory Agreement, subject to the conditions contained in the Officer's report, this application be granted;
- (iv) the applicant be advised of the comments of Dwr Cymru/Welsh Water, the Head of Public Protection and the Senior Engineer (Land Drainage);
- (v) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW2 (Amenity).

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION**

**6. Preface Item - Code No. 12/0057/FULL Reposition Existing Shop With Small Store And Convert Existing Shop Into A Lounge 102 Fair View Cefn Fforest Blackwood NP12 3NL**

RESOLVED that consideration of the application be deferred for further information.

**7. Code No. 11/0901/CON Demolish Two Outbuildings To Form Car Park As Part Of The Conversion Of All Saints Hall Into Six One Bedroom Apartments, Six Bedsits And External Works Church Hall Church Street Llanbradach Caerphilly CF83 3LR**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (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 of this permission: SP3, SP4, SP5 and CW2.

**8. Code No. 11/0904/FULL - Convert All Saints Hall Into Six One Bedroom Apartments, Six Bedsits And External Works And Demolish Existing Gable To Church Street To Create New Entrance And Demolish Two Outbuildings To Form Car Park All Saints Rooms Church Hall Church Street Llanbradach Caerphilly CF83 3LR**

RESOLVED that consideration of this application be deferred for further information.

**9. Code No. 12/0079/FULL - Erect A Two Bedroom Bungalow Ty'n Derwen White Hart Machen Caerphilly CF83 8QQ**

RESOLVED that for the following reasons this application be refused.

**Reason (1)**

By virtue of the stark utilitarian appearance and prominent position the proposal to construct a retaining wall, raise the garden level and erect a new dwelling would be out of character with the surroundings and would result in the urbanisation of this prominent location at the western approach to the village of Machen to the detriment of visual amenity, contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, the Local Planning

Authority's adopted supplementary planning guidance LDP6 'Building better Places to Live', Planning Policy Wales (2011), and Welsh Government TAN12 'Design'.

**Reason (2)**

By virtue of the height, massing and proximity of the proposed dwelling to the neighbouring dwellings the proposal would have an overbearing impact and the potential to adversely affect privacy to the detriment of residential amenity. This is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, Local Planning Authority's adopted supplementary planning guidance LDP6 'Building better Places to Live', Planning Policy Wales (2011), and Welsh Government TAN12 'Design'.

**10. Code No. 12/0098/COU - Change The Use Of Ground Floor From Printers To Chip Shop Takeaway And Change The Use Of First Floor From Office/Store To Self-Contained 1 Bedroom Flat 28 Bridge Street Blackwood NP12 1AX**

It was noted that since the preparation of the report a petition and further letter of objection had been received.

RESOLVED that subject to an amendment to reason (2) for the following reasons this application be refused.

**Reason (1)**

The additional activity of a hot food take away business adjacent to an existing such use in a position that is both near to residential properties and in a side street near the boundary of the town, will unacceptably impact upon the quieter character and amenity of the location, particularly during the evenings, contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

**Amended Reason (2)**

The narrow rear lane serving the proposed residential flat is unsuitable to serve as the principal means of vehicular and pedestrian access to the property and its service and delivery needs. The development is therefore contrary to policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

**11. Code No. 12/0149/FULL - Erect First Floor Rear Extension 10 Twm Barlwm Close, Trenewydd Park Risca Newport NP11 6RF**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 Adopted November 2010 is relevant to the conditions of this permission: CW3

**12. Code No. 12/0209/COU - Change The Use Of Land To Permit Provision Of Turning Head For Car Transporter, Additional Parking For Staff And Bunding/Landscaping Of Same Land Adjoining Arrow Ford Commercial Street Pontllanfraith Blackwood NP12 2JG**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (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 of this permission: CW3 and TR1.9.

**13. Code No. 12/0249/RET - Retain Timber Frame Outdoor Stage Cross Keys Hotel High Street Crosskeys Newport NP11 7BY**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be advised of the comments of the Environmental Health Division.

**14. Code No. 12/0269/NCC - Vary Condition 2 Of Planning Permission 08/0539/OUT (Erect Residential Development And Associated Access) To Provide A Further Three Years For The Submission Of Reserved Matters Land At Gellideg Industrial Estate Gellideg Lane Maesycwmmmer Hengoed**

RESOLVED that consideration of the application be deferred to the next meeting.

**15. Code No. 12/0288/FULL - Erect Garage 17 Pen-Rhiw Terrace Abercarn Newport, NP11 5JU**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be advised of the comments of the Transportation Engineering Manager;
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW3.

**16. Code No. 12/0289/FULL - Replace Existing Front Dormer Extension With New And Erect Dormer Extension To Rear 72 Elim Way Pontllanfraith Blackwood**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;

- (ii) the applicant be advised of the comments of the Council's Ecologist.

**17. Code No. 12/0354/FULL - Erect Single-Storey Garden Room Extension To Rear 18 Burnet Drive Pontllanfraith Blackwood NP12 2FN**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be advised of the comments of Welsh Water;
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: Policy CW2.

**18. Code No. 12/0381/RET - Retain The Restoration And Refurbishment Of Existing Buildings Including The Retention Of Works Undertaken To Date And The Continuation Of Established Uses, To Include A Retail Shop Unit, Vehicle Repairs And Maintenance, Car Sales, Storage And New Toilet Facilities; Demolish Existing Canopy Park Service Station Bedwellty Road Cefn Fforest**

It was noted that since the preparation of the report a further letter of objection had been received.

RESOLVED that subject to the report being amended to incorporate an addendum to reflect Policy SP6 and the comments of the Transportation Engineering Manager for the following reasons this application be refused.

**Reason (1)**

The parking standards are set out in the Local Planning Authority's adopted supplementary planning guidance entitled LDP5 - Car Parking Standards. The proposed parking provision is inadequate in that an insufficient number is provided for the vehicle maintenance facility, none are provided for the lock-up units, and the layout of the site as proposed could cause congestion on-and off-site particularly when deliveries are made to the site or when a car transporter associated with the car sales visits the premises. Furthermore, there is no clearly defined manoeuvring and turning area, or pedestrian walkways. In the absence of adequate off-street parking and turning facilities, the development would generate on-street parking and congestion on site and in the highway, to the detriment of highway safety in conflict with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

**Reason (2)**

The combination and scale of activities at the site - shop, car sales, vehicle maintenance and lock-up units - will have a detrimental effect on the amenity of the occupiers of neighbouring residential properties by reason of noise and disturbance contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and national policy set out in Planning Policy Wales (2011),

**Reason (3)**

The proposed development would be detrimental to the visual amenity of the area because of its design, scale and materials and would therefore be contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted

November 2010 and national policy set out in Planning Policy Wales (2011) and Technical Advice Note 12 Design.

**Reason (4)**

The proximity of the lock-up building to the neighbouring residential property would be detrimental to the residential amenity of the occupiers of that dwelling because of its scale, design and materials and would therefore be contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

**19. Enforcement Report ES/11/104 - Unauthorised Material Change Of Use Of Land From Public Open Space To Domestic Garden At Land Rear Of 24 Graig Ysguthan, Llanbradach, Caerphilly**

RESOLVED that consideration of the report be deferred for further information.

**20. Items for Information**

The following items were reported and noted:-

- (a) Applications Determined by Delegated Powers;
- (b) Applications Awaiting Completion of a Section 106 Agreement;
- (c) Outstanding Appeals 2003/2004/2005;
- (d) List of Planning Applications, which are out of time/not dealt with within 8 weeks of date of registration;
- (e) Appeal Decision;
- (f) Welsh Assembly Government Development Control Quarterly Survey (January - March 2012)

The meeting closed at 5.50 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 18th July 2008 they were signed by the Chairman.

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CHAIRMAN