



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH, COUNCIL CHAMBER ON WEDNESDAY, 18TH JULY 2012 AT 5.00 P.M.

PRESENT:

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

Councillors:

M. Adams, Mrs. E.M. Aldworth, D. Bolter, W. David, H.R. Davies, J.E. Fussell, Mrs. J. Gale, L. Gardiner, R.W. Gough, Mrs. B.A. Jones, K. Lloyd, Mrs. G.D. Oliver, Mrs. J. Summers, J. Taylor.

Together with:

T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer, Highway Planning), C. Davies (Senior Environmental Health Officer), S.M. Kauczok (Committee Services Officer)

APOLOGIES

Apologies for absence had been received from Councillors Mrs A. Blackman, N. George, D. Havard and A.G. Higgs.

COUNCILLOR LES REES

It was with great sadness that the Committee acknowledged the recent passing of Councillor Les Rees, local ward member for New Tredegar and a former very respected Member and Chairman of the Planning Committee. Members and Officers stood for a minute silence to honour his memory.

1. DECLARATIONS OF INTEREST

A declaration of interest was received as follows:- Councillor D.G. Carter - 12/0331/ADV. Details are minuted with the respective item.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 20th June 2012 (minute nos. 1-20; page nos. 1-7) be approved and signed as a correct record.

3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

A request for a site visit was received and accepted by Members of the Planning Committee, as follows:

Code No. 12/0331/ADV - Erect two flag poles with a green flag flying from each - Park Primary School, Park Crescent, Bargoed CF81 8PN.

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

4. 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:-

- (i) The application be deferred to allow the applicant to enter into a Section 106 Agreement to require the following:-
 - (a) The provision of 5 units for affordable housing in the Caerphilly area.
 - (b) The payment of £5,500.00 (index linked) for each dwelling for highways improvements in the Caerphilly Basin area.
- (ii) Upon completion of the Agreement, subject to the conditions contained in the officer's report, the application be granted.
- (iii) The applicant be advised of the comments of the Countryside and Landscape Services Manager, Dwr Cymru/Welsh Water, Police Architectural Liaison Officer, Wales and West Utilities, Western Power Distribution, the Senior Engineer (Land Drainage) and Public Services.
- (iv) 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: CW1, CW2, CW3, CW10, CW11, CW15 and TR6.

5. 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

Councillor R. Woodyatt addressed the Committee and left the meeting before the matter was voted upon.

Councillor L. Gardiner wished that it be recorded that he was against the recommendation in the officer's report.

RESOLVED that: -

- (i) The application be deferred to allow the applicant to enter into a Section 106 Obligation to secure the obligations contained within the Unilateral Undertaking that accompanied the original application and to ensure compliance with current policy.

- (ii) Upon completion of the Section 106 Obligation Agreement, planning permission be granted subject to the conditions contained in the officer's report and to an amended Condition 8.

Amended Condition 8.

No dwellings shall be occupied until details of the road layout alterations necessary in conjunction with the proposed closure to vehicular traffic of Gellideg Lane, together with sections, street lighting and surface water drainage details, have been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until Gellideg Lane has been closed in accordance with the approved details.

REASON: In the interests of highway safety.

- (iii) 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: CW2, CW3, SP10 and CW4.

6. Code No. 12/0331/ADV - Erect Two Flag Poles with a Green Flag Flying from Each. Park Primary School, Park Crescent, Bargoed CF81 8PN

Councillor D.G. Carter declared an interest as he lives approximately 50 metres from the school site.

Having regard to the effect of the development on residential amenity, it was: -

RESOLVED that consideration of the application be deferred for a site visit with appropriate members and officers.

7. ITEMS FOR INFORMATION

The following items were reported and noted:-

- (a) Applications determined by Delegated Powers.
- (b) Applications that are out of time/not dealt with within 8 weeks of date of registration.
- (c) Applications awaiting completion of a Section 106 Agreement.
- (d) Outstanding Appeals.
- (e) Appeal Decisions.

8. 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

Mr J. Davies addressed the committee.

Members noted the content of the report of the Chief Executive.

RESOLVED that no further action be taken.

The meeting closed at 17.47 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 15th August 2012, they were signed by the Chairman.

CHAIRMAN