



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE (CHAMBER), YSTRAD MYNACH ON WEDNESDAY, 3RD OCTOBER 2012 AT 5.00 P.M.

PRESENT:

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

Councillors:

M. Adams, Mrs A. Blackman, D. Bolter, W. David, H.R. Davies, J.E. Fussell, L. Gardiner, N. George, R.W. Gough, A.G. Higgs, S. Jenkins, K. Lloyd, Mrs J. Summers and J. Taylor.

Together with:

T. Stephens (Development Control Manager), G. Williams (Deputy Monitoring Officer), M. Noakes (Senior Engineer, Highway Planning), C. Davies (Senior Environmental Health Officer), G. Mumford (Environmental Health Officer), E. Sullivan (Committee Services Officer)

APOLOGIES

Apologies for absence had been received from Councillors Mrs E.M. Aldworth, J. Bevan, Mrs. J. Gale, Mrs. B.A. Jones, and Mrs. G. Oliver.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: - Councillor S. Jenkins -11/0308/RET, Councillor L. Gardiner -12/0186/LBC, details are minuted with respective items.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 5th September 2012 (minute nos. 1-9; page nos. 1-3) be approved and signed as a correct record.

3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for site visits were received and accepted by Members of the Planning Committee, as follows:

Code No. 12/0465/COU - Change the Use from Use Class A1 to Use Class A3 Takeaway, Unit 4, Riverbank Court, Newport Road, Trethomas, Caerphilly, CF83 8BY.

Code No. 12/0581/RET - Restore and Refurbish Existing Buildings, Including the Demolition of the Existing Canopy, the Retention of Works Undertaken to Date and the Continuation of Established Uses, Including a Retail Shop Unit, Vehicle Repairs and Maintenance, Storage and New Toilet Facilities, Park Service Station, Bedwellty Road, Cefn Fforest, Blackwood, NP12 3HA.

REPORTS OF OFFICERS

Consideration was given to the following reports:

4. Site Visit - Code No. 11/0519/FULL - Erect Extension and Alterations to Hotel, Llechwen Hall Hotel, Craig-Evan-Leyshon, Common Road, Nelson, Treharris, CF37 4HP

Mr D. Walker the applicant's agent addressed the Committee.

Members were advised that amended plans had been received from the applicant, which avoided the need for any tree felling and disturbance to the stone walls of the hotel.

Councillor J.E. Fussell wished it recorded that as he had not been present for the whole of the debate, he had not taken part in the vote.

RESOLVED that having regard to the proposed developments investment in leisure and tourism and the accompanying employment opportunities in a rural area, the application be deferred for a further report with appropriate conditions to be attached in the event that planning permission was granted at a future meeting.

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

5. Preface Item - Consultation From Merthyr Tydfil County Borough Council, Erection of a Single Wind Turbine with Associated Hardstanding, Foundation and Control Unit, Land at Coly Uchaf Farm, Pleasant View, Bedlinog

RESOLVED that Merthyr Tydfil County Borough Council be advised that this Council objects to the scheme until the applicants have considered the impact of the development upon the Gelligaer Common Landscape of Historic Interest. If however, it is resolved to grant planning permission, noise, shadow flicker and highway implications should be taken into account and appropriate conditions applied.

6. Preface Item - Code No. 11/0634/FULL - Erect Residential Development of 29 No. Units and Associated Works, Land at Pendinas Avenue, Croespenmaen, Newport, NP11 3BL

RESOLVED that: -

- (i) the preface report be noted;
- (ii) the Planning Inspectorate be advised that the Local Planning Authority does not intend to present a case to support the first reason for refusal on the decision notice 11/0634/FULL.

7. Code No. 10/0882/RET - Retain Extension of Existing Cooling Tray Chimney Stack to Same Height as Exhaust Chimney Stack and Erect Further Extension of Both Chimney Stack by 6 Metres with Supporting Wires, Rogers Estate Coffee, Unit H-J Trecenydd Business Park, Trecenydd, Caerphilly, CF83 2RZ

RESOLVED that: -

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

8. Code No. 11/0308/RET - Retain Hardstanding and Dropped Kerb, 77 Elm Drive, Ty Sign, Risca, Newport, NP11 6HN

Councillor S. Jenkins declared an interest, as the applicant is a relative and left the Chamber when the application was discussed.

Councillor D.G. Carter presided as Chairman for this agenda item.

RESOLVED that this application be granted.

9. Code No. 11/0546/FULL - Erect New External 500mm Square Extract Ducting to Right Hand Side Elevation, Kings Arms, 46 Cardiff Road, Caerphilly, CF83 1JQ

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: Policy CW2.

10. Code No. 11/0715/RET - Retain Use of Former Betting Office as a Single Unit of Living Accommodation, Bridge Annex, The Square, Church Street, Bedwas, Caerphilly, CF83 8DY

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 attached to this consent: Policy CW2.

11. Code No. 11/0728/FULL - Erect Detached Dwelling and Associated Access and Ground Works, Plot 1, Land at St Luke's Church, Twyn Road, Abercarn

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement on completion of the agreement and subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and the Head of Public Protection;
- (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 and SP10.

12. Code No. 12/0027/OUT - Erect Residential Development Following Demolition of All Existing Buildings, Former Car Sales Site, Bargoed Road, Heads of the Valleys Industrial Estate, Rhymney, NP22 5QP

The applicant's representative Mr P. Jones addressed the Committee.

Councillor Mrs A. Blackman took no part in the debate or vote as she had left the meeting during the debate on this item.

RESOLVED that for the reasons given in the Officer's report this application be refused.

13. Code No. 12/0082/ADV - Erect One Wall Mounted Billboard, Lidl, 5 Beddau Way, Caerphilly, CF83 2AX

RESOLVED that: -

- (i) this application be granted;
- (ii) the applicant be advised that Regulation 13(1)(a) of the Town and Country Planning (Control of Advertisements) Regulations 1992 allows the Local Planning Authority to grant consent in part for an application for express consent. This consent only allows the erection of the wall-mounted billboard subject to your application made to Caerphilly Country Borough Council of 29 November 2011 (Local Planning Authority reference 10/0865/ADV).

14. Code No. 12/0186/LBC - Provide DDA Compliant Door Openings to the Sanctuary/Nave Area and Pews to Form an Open Space Arrangement, Argoed Baptist Chapel, High Street, Argoed, Blackwood, NP12 0HG.

Councillor L. Gardiner declared an interest in that he attends the church in question and left the Chamber when the item was discussed.

RESOLVED that the application be referred to CADW for its consideration. In the event that CADW does not raise any objections to the scheme and subject to the conditions contained in the Officer's report, Listed Building consent be granted.

15. Code No. 12/0465/COU - Change the Use from Use Class A1 to Use Class A3 Takeaway, unit 4, Riverbank Court, Newport Road, Trethomas, Caerphilly, CF83 8BY

Having regard to the effect of the proposal on residential amenity it was

RESOLVED that the application be deferred for a site meeting by the Chairman, Vice Chairman and local ward members.

16. Code No. 12/0578/OUT - Erect Residential Development of 57 Dwellings, Land West of Old Pant Road, Panside, Newbridge

RESOLVED that: -

- (i) the application be deferred to enable to completion of a Section 106 agreement and that upon completion of the agreement and subject to the conditions contained in the Officer's report this application be granted.
- (ii) the applicant be advised of the comments of the Police Architectural Liaison Officer, Head of Public Services, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Transportation Engineering Manager;
- (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, CW10 and CW11.

17. 12/0581/RET - Restore and Refurbish Existing Buildings, Including the Demolition of the Existing Canopy, the Retention of Works Undertaken to Date and the Continuation of Established Uses, Including a Retail Shop Unit, Vehicle Repairs and Maintenance, Storage and New Toilet Facilities, Park Service Station, Bedwellty Road, Cefn Fforest, Blackwood, NP12 3HA

Having regard to the effect of the proposal on residential amenity it was

RESOLVED that the application be deferred for a site meeting by the Chairman, Vice Chairman and local ward members.

18. ITEMS FOR INFORMATION

The following items were reported and noted:-

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Outstanding Appeals;
- (5) Appeal Decisions.

19. WITHOUT PLANNING PERMISSION, THE UNAUTHORISED ERECTION OF A VENTILATION STACK AT UNIT 4, FAIRVIEW GARAGE, PENGAM ROAD, PENGAM

Mr R. Ashton on behalf of local residents and Mr C. Capel the site owner addressed the Committee.

RESOLVED that: -

- (i) the Officers report be noted;
- (ii) enforcement action, including court action if necessary is authorised to require the removal of the unauthorised ventilation stack.

20. ENFORCEMENT REPORT EE/09/017 - WITHOUT PLANNING PERMISSION CHANGE OF USE OF WAREHOUSE FOR THE STORAGE AND DISPATCH OF STEEL SECTIONS AND SHEETS (B8) TO USE FOR THE FABRICATION OF HEAVY STRUCTURAL STEEL WORK (B2) AT ROWECORD ENGINEERING LIMITED, COMMERCIAL STREET, PONTYMISTER

RESOLVED that the matter be deferred pending further legal advice.

21. EXEMPT MATTERS

Members considered the public interest test and concluded that on balance the public interest in maintaining the exemption outweighed the public interest in disclosing the information and its was: -

RESOLVED that in accordance with Section 100A(4) of the Local Government Act 1972 the public be excluded from the remainder of the meeting because of the likely disclosure to them of exempt information as defined in paragraph 12 of Part 4 of Schedule 12A of the Local Government Act 1972.

22. ENFORCEMENT REPORT ENF/12/123 - WITHOUT PLANNING PERMISSION THE ERECTION OF ADDITIONAL FENCE PANEL

RESOLVED that the recommendation as detailed in enforcement report ENF/12/123 be approved.

The meeting closed at 18.06 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 31st October 2012, they were signed by the Chairman.

CHAIRMAN