



PLANNING COMMITTEE

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE (CHAMBER),
YSTRAD MYNACH ON WEDNESDAY, 16TH JANUARY 2013 AT 5.00 P.M.**

PRESENT:

Councillor W. David - (Interim) Vice Chairman

Councillors:

M. Adams, Mrs E.M. Aldworth, Mrs A. Blackman, J. Bevan, H.R. Davies, L. Gardiner, N. George, Mrs B.A. Jones, K. Lloyd, Mrs G. D. Oliver, Mrs E. Stenner and J. Taylor

Together with:

T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Engineering Transportation Senior Officer), G. Mumford (Environmental Health Officer) and E. Sullivan (Committee Services Officer)

APOLOGIES

Apologies for absence were received from Councillors D. Bolter, D.G. Carter (Chairman), J.E. Fussell, Mrs J. Gale, R.W. Gough, A.G. Higgs and Mrs J. Summers.

CHAIRMAN'S ANNOUNCEMENT

In the absence of the Chair, Councillor W. David (Interim Vice Chairman) chaired the meeting.

It was with great sadness that the Chair announced the passing of Councillor S. Jenkins, Chairman of the Planning Committee and Local Ward Member for Risca East. Members paid tribute to the work of Councillor Jenkins within his community and the kindness and respect he showed to Officers, Colleagues and Friends. The Chair requested that a letter of condolence be sent to Mrs Moreen Jenkins on behalf the Planning Committee. Officers and Members stood for a minute's silence as a mark of respect and remembrance.

It was with regret that the Chair advised Members of the recent bereavement of Councillor R.W. Gough and requested that a letter of condolence be sent on behalf of the Planning Committee to express their sympathy on the passing of his mother.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: Councillors Mrs A. Blackman - 12/0638/FULL details are minuted with the respective item.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 5th December 2012 (minute nos. 1-23; page nos. 1-10) 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. 12/0441/FULL - Demolish Existing Chapel and Erect Four 1 Bed Apartments In A Single Block, Chapel, De Winton Terrace, Llanbradach, Caerphilly.

REPORTS OF OFFICERS

Consideration was given to the following reports:

4. Site Visit - Code No. 12/0219/RET - Retain Renovation Of Old Barn For Use As Leisure Facility/Games Room, Bryntirion, Llanfabon, Nelson, Treharris, CF46 6PG.

Mr G. Berezinski an objector and Mrs S. Williams the applicant addressed the Committee.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010 is relevant to the conditions of this permission: CW2, NH1 and SP10;
- (iv) the applicant be advised that further information in relation to bat roosts can be obtained from the Council's Ecologist on 01495 235450.

5. Site Visit - Code No. 12/0638/FULL - Erect Single-Storey Extension And Decking To Rear, 131 Shingrig Road, Nelson, Treharris, CF46 6DU.

Councillor Mrs A. Blackman declared an interest in that she lives in close proximity to the proposed developments and left the Chamber when the application was discussed.

Mrs E. Whitaker an objector and Mr K. James the applicant addressed the Committee.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report this application be granted;
- (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, NH1 and SP10.

6. Site Visit - Code No. 12/0653/RM - Erect Development Of Fourteen Dwellings And Associated Landscaping, Land At Moriah Hill, Risca, Newport.

It was report that the application was deferred pending further information.

7. Site Visit - Code No. 12/0657/FULL - Install External Wheelchair Lifting Platform To Front Elevation, 4 Heol Derw, Hengoed, CF82 7NT.

Councillor Mrs J.A. Pritchard addressed the Committee.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) having regard the personal circumstances of the applicant and that no objections had been raised by neighbouring properties, 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.

8. Site Visit - Code No. 12/0740/FULL - Create A New Building To Collect, Sort, Grade, Process and Redistribute Ferrous and Non Ferrous Materials, Reorganise The Existing Site Accommodation and Reposition The Weigh Bridge To Improve The Site Boundary, GLJ Recycling, Units 5-8, Units 10-11, Units 12 and 13 Fern Close, Pen-y-Fan Industrial Estate, Pen-y-Fan, Newport, NP11 3EH.

Mrs T. Branfield on behalf of the Border Group, Mr P. Goode on behalf of Penn Pharmaceuticals and Mrs R. Lees the applicant's agent addressed the Committee.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred for a further report with reasons for refusal based on the noise and dust generated from the processing of scrap materials is not appropriate sui-generis use within a primary site and will discourage future investment by business and industrial uses more appropriate to a primary site.

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

9. Preface Item - Code No. 12/0296/FULL - Erect A Pair Of Semi-Detached Houses, Land Adjacent To Old Station House, Old Station Yard, Bedwas.

RESOLVED that: -

- (i) the preface report be noted;
- (ii) subject to the conditions contained in the Officer's original report this application be deferred to allow the completion of a Section 106 Obligation requiring the payment of £5,500.00 (index linked) for each dwelling for highway improvements in the Caerphilly Basin area;
- (iii) on completion of the legal agreements and subject to the conditions contained in the Officer's original report and the following additional condition this application be granted;

Condition (20)

Prior to the commencement of work on site, a method statement setting out the manner in which the structural integrity of the existing retaining wall, to the rear of the site, is going to be maintained shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed statement unless it is varied with the written agreement of the Local Planning Authority.

Reason

To ensure that the development is carried out in an appropriate manner.

- (iv) the applicant be advised of the comments of Dwr Cymru/ Welsh Water, Senior Engineer (Land Drainage), Council's Ecologist and Transportation Engineering Manager;
- (v) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal-mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities, which disturb or enter any coal mining seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.
- (vi) 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.

10. Preface Item - Code No. 12/0654/RET - Retain Decking On Roof Of Existing Garage At Rear And Timber Decking And Surround Post and Balustrade Enclosure Formed On Top Of Roof, 16 Field's Park Road, Pentwyn-Mawr, Newport NP11 3 NQ.

RESOLVED that: -

- (i) the preface report be noted;
- (ii) for the reasons given in the Officer's Preface Report this application be refused.

11. Preface Item - Code No. 12/0742/NCC - Vary Condition 6 Of Outline Planning Permission Reference P/00/1022 (As Amended By Condition 3 Of Planning Permission Reference P/05/1697 And Condition 2 Of Permission Reference 11/0861/FULL) To Allow Open A1 Food and Non-Food Retail And Bulky Goods Retail/Leisure Use, Blackwood Gate Retail Park, Blackwood.

In accordance with Rule of Procedure 15.5 Councillors K. Lloyd, J. Bevan and J. Taylor wished it recorded that they had voted against the application.

In accordance with Rule of Procedure 15.5 Councillor L. Gardiner wished it recorded that he had voted for the application.

RESOLVED that: -

- (i) the preface report be noted;
- (ii) this application be deferred to allow the completion of a Section 106 Agreement

as detailed within the Officer's Preface Report;

- (iii) on completion of the agreement and subject to the conditions contained in the Officer's Report and the following additional condition this application having regard for the economic redevelopment and regeneration of the site and associated job creation be granted;

Additional Condition (15)

The internal retail floor hereby approved shall not thereafter be sub-divided to create smaller retail units of less than 465 square metres without the prior approval of the Local Planning Authority, apart from the food retail use, which shall be limited in the manner specified in condition (02).

Reason

In the interests of preserving the vitality and viability of Blackwood Town Centre.

- (v) 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 the permission: CM2.1, CW2 and CW3;
- (vi) the proposed development lies within a coal mining area, which may contain unrecorded mining related hazards. If any coal-mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities, which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.goundstability.com.

12. Code No. 09/0365/FULL - Construct Business Units, Phase 1, B2 and B8, Dyffryn Business Park, Ystrad Mynach, Hengoed, CF82 7RJ.

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: CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments of the Environment Agency (Wales), Senior Engineer (Land Drainage), Police Architectural Liaison Officer, Glamorgan Gwent Archaeological Trust, Western Power Distribution, Wales and West Utilities, Countryside Council for Wales, Head of Public Protection and Dwr Cymru/Welsh Water.

13. Code No. 12/0441/FULL - Demolish Existing Chapel And Erect Four 1 Bed Apartments In A Single Block, Chapel, De Winton Terrace, Llanbradach, Caerphilly.

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

RESOLVED that the application be deferred for a site meeting by all Members of the Planning Committee.

14. Code No. 12/0493/FULL - Erect Residential Development Of Three New Build Terraced Single-Family Dwellings, Old Chapel Site, New Road, Cwmfelinfach.

RESOLVED that: -

- (i) 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 and CW3;
- (ii) the applicant be advised of the comments of Transportation Engineering Manager, Dwr Cymru/Welsh Water and Senior Engineering (Land Drainage).

15. Code No. 12/0563/NCC - Vary Condition 1 Of Planning Permission 07/0962/FULL (Construct 6 Two-Bedroom Terraced And 5 Five Bedroom Detached Dwellings) To Extend The Time Period within Which The Development Can Begin For A Further Five Years, Land At St. Mary's Street, Bedwas, Caerphilly.

RESOLVED that: -

- (i) the application be deferred to allow the applicants to enter into a Section 106 Agreement in respect of a contribution of £5419.00 per house (index linked) towards highway improvements in the Caerphilly Basin area;
- (ii) on completion of the Section 106 Agreement and subject to the conditions contained in the Officer's report and the following amended and additional conditions this application be granted;

Amended Condition (02)

The development hereby permitted shall be carried out only in accordance with the amended plans received on the 14th January 2013 drawing ref. nos: 1697-PA-04B and 1697-PA-12A, and the following plans received on 23rd July 2007 drawing ref. nos. 1697-PA-02, 1697-PA-03, 1697-PA-06, 1697-PA-08, 1697-PA-09, 1697-PA-07, 1697-PA-08, 1697-PA-09, 1697-PA-10, 1697-PA-11, 1697-PA-13, 1697-PA-15, 1697-PA-16 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

Reason

To ensure that the development is carried out only as approved by the Local Planning Authority.

Condition (24)

The proposed vehicular driveway shall have a maximum gradient not exceeding 12.5% (1 in 8). The driveway shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and shall be completed prior to beneficial occupation of the development.

Reason

In the interests of highway safety.

Condition (25)

No buildings shall be occupied until the areas indicated for the parking of vehicles have been laid out in accordance with the submitted plans to the satisfaction of the Local Planning Authority and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

Reason

In the interests of highway safety.

Condition (26)

The proposed parking areas shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. is not carried on to the public highway.

Reason

In the interests of highway safety.

Condition (27)

Notwithstanding the submitted plans, a revised parking scheme shall be submitted to and approved by the Local Planning Authority indicating an amended parking layout for Plots 1 to 7. The parking layout shall provide 14 parking spaces (2 per dwelling), as indicated on the approved drawings for 07/0962/FULL, and be constructed in accordance with the approved plans prior to beneficial occupation.

Reason

In the interests of highway safety.

Condition (28)

The applicant shall submit a residential travel plan for the consideration and approval of the Local Planning Authority and shall also implement the agreed travel plan content prior to the occupation of any dwelling.

Reason

In the interests of highway safety.

Condition (29)

Any gates shall be located and fitted so as not to open out over the highway.

Reason

In the interests of highway safety.

Condition (30)

Notwithstanding the submitted drawings prior to the commencement of development details of an amended landscape scheme for the site shall be submitted to and approved by the Local Planning Authority. The details shall be commensurate with the details as approved under permission 07/0962, but shall take account of the amended site layout plan received on the 14th January 2013. Development shall be in accordance with the approved details.

Reason

In the interests of visual amenity of the area.

- (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;
- (iv) the applicant be advised of the comments of the Senior Engineer (Land Drainage) and Countryside and Landscape Services Manager.

16. Code No. 12/0634/RET - Vary Condition 6 Of Planning Permission P/98/0188 To Retain The Conversion Of The Garage To Living Accommodation, 17 Dan-y-Deri, Bedwas, Caerphilly, CF83 8HR.

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 are relevant to the conditions of this permission: CW3.

17. Code No. 12/0649/FULL - Construct Demonstration Track And Media Centre Building Including Associated Landscaping And The Construction Of A 2.4m High Boundary Fence, Plateau 2, Oakdale Business Park, Oakdale, 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 Head of Public Protection and Dwr Cymru/Welsh Water;
- (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: SP6, SP10, CW2 and CW6.

18. Code No. 12/0846/NCC - Variation Of Condition 12 Of P/99/0493 To Allow The Restaurant To Trade 24 Hours A Day Seven Days A Week On A Permanent Basis, McDonalds, Cliff Road, Blackwood, NP12 0NT.

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: CW2;
- (iii) the applicant be advised of the comments of the Police Architectural Liaison Officer.

19. 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.

The meeting closed at 18.34 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 13th February 2013, they were signed by the Chairman.

CHAIRMAN