



PLANNING COMMITTEE

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE (CHAMBER),
YSTRAD MYNACH ON WEDNESDAY, 10TH APRIL 2013 AT 5.00 P.M.**

PRESENT:

Councillor D.G. Carter - Chairman
Councillor W. David – Vice-Chairman

Councillors:

M. Adams, Mrs E.M. Aldworth, J. Bevan, Mrs A. Blackman, D. Bolter, H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, N. George, R.W. Gough, A.G. Higgs, Mrs B.A. Jones, Mrs J. Summers, J. Taylor and Mrs E. Stenner

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Campbell (Transportation Engineering Manager), C. Davies (Senior Environmental Health Officer) J. Forrester (Senior Planner), C. Powell (Senior Planner), S. Hockaday (Senior Planner), T. Pearce (Senior Planner) and E. Sullivan (Committee Services Officer)

APOLOGIES

Apologies for absence were received from Councillors K. Lloyd and Mrs. G. D. Oliver

CHAIRMAN'S ANNOUNCEMENT

NEW PLANNING COMMITTEE RUNNING ORDER

The Chairman advised Members of a change to the running order of the Planning Committee, from this meeting onwards the Case Officer for each of the applications before the Committee would individually present their reports. It was hoped that by the next meeting these presentations would include map and photographic information to assist Members in their understanding of an application site and any issues arising.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: - Councillor D. Bolter 12/0851/FULL and 13/0005/RM, Councillor R. Gough - 12/0084/COU and Mr. J. Rogers 12/0870/FULL, details are minuted with the respective items.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 13th March 2013 (minute nos. 1-14; page nos. 1-6) 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:-

- (1) 12/0870/FULL - Erect 25 Residential Units, Land At Upper Trelyn, Fleur-de-lis, Blackwood.

REPORTS OF OFFICERS

Consideration was given to the following reports:-

4. Site Visit - Code No. 12/0851/FULL - Demolish Existing Outbuildings To Rear Of Property, Change The Use From Part Retail To Total Residential Use, Carry Out Internal Alterations and Erect Rear Extension To Increase Existing Residential Unit To 3 No. Self Contained Residential Units, 5 Gwerthonor Place, Gilfach, Bargoed, CF81 8JP.

Councillor D. Bolter declared an interest as he had previous worked with the applicant and left the chamber when the application was discussed.

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.

An objector Mrs J. Harris addressed the Committee and the applicant's agent Mr. D. Willicombe spoke in support of the application.

RESOLVED that: -

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

Condition (07)

The development hereby approved relates to the details received on 9th April 2013 by the Local Planning Authority.

Reason

For the avoidance of doubt as to the details hereby approved.

Condition (08)

Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.

Reason

In the interests of public health.

Condition (09)

Before any soils or hardcore are brought on to site a scheme for its importation and testing for contamination, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason

To prevent contamination of the application site in the interests of public health.

Condition (10)

No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.

Reason

To protect public health.

- (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 CW15;
- (iv) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which implements the EC Directive 92/43/EEC in the United Kingdom and the Wildlife and Countryside Act 1981 (as amended). If bats are discovered, all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions before continuing;
- (v) the applicant be advised that rainwater run-off shall not discharge into the highway surface water drainage system.
- (vi) the applicant be advised that before any vehicle crosses the public footway a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Highway Authority by contacting the Highway Customer Care Line on 01495 235323 in this regard;
- (vii) the applicant be advised that prior to the construction of the vehicular crossover the Street Lighting Manager should be contacted on 01495 235785 to arrange the relocation of the street lighting column.

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

5. **Code No. 13/0005/RM - Seek Approval Of The Reserved Matters Regarding Access, Appearance, Landscaping and Layout In Connection With The Residential Development Approved Under Planning Application 06/0821/OUT, Land At Thorncombe Road, Blackwood**

Councillor D. Bolter declared an interest in that the applicant is a personal friend and left the Chamber when the application was discussed.

An objector Mr. L. Williams on behalf of local residents addressed the Committee and the applicant's agent Mr K. Lewis spoke in support of the application.

As a result of the issues raised by the objectors and having regard to the affect of the development on residential amenity and visual impact of the proposal in the local and wider landscape it was

RESOLVED that the application be deferred for a site visit by the Planning Committee (all Members).

6. Code No. 12/0104/NCC - Vary Condition 03 Of Planning Permission P/06/0671 To Extend The Period For The Submission Of Reserved Matters By A Further Three Years, Land East Of Bedwellty Road and Cwrt Neuadd Wen, Aberbargoed, Bargoed

RESOLVED that:-

- (i) the determination of this application be deferred to allow the planning obligation to be varied to reflect the agreement to forgo the contribution to the construction of part of the Bedwellty Relief Road, but retain the other obligations, with the trigger point for the open space required being re-examined;
- (ii) on completion of that agreement the Head of Regeneration and Planning be authorised to grant planning permission subject to the conditions contained in the Officer's and the following additional and amended conditions;

Condition 16

No building approved by this permission shall be occupied until a report has been submitted to and approved in writing by the Local Planning Authority that verifies that the required works have been undertaken in accordance with the remediation strategy.

Reason

To protect the public health.

Condition 17

Before any soils or hardcore are brought onto the site a scheme for their importation and testing for contamination, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason

To prevent contamination of the application site in the interests of public health.

Condition 18

No dwelling shall be occupied until such time as improvements have been made to the public water supply system and this has been confirmed by the Water Supply Undertaker in writing to the Local Planning Authority.

Reason

To ensure that the public water supply system can cater for the development.

Condition 19

No more than 104 dwellings shall be occupied until such time as improvements to the off-site public sewerage system is completed and operational and this has been confirmed by the Sewerage Undertaker in writing to the Local Planning Authority.

Reason

To protect the integrity of the existing public sewerage system.

Condition 20

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation must be submitted and agreed in writing with the Local Planning Authority. Thereafter this agreed scheme shall be employed as necessary to deal with dust arising from constructions works.

Reason

In the interests of the amenity of the area.

Condition 21

The consent shall not extend to the indicative design of the relief road. Prior to the commencement of the construction of any dwellings, details of the proposed relief road shall be submitted to and approved by the Local Planning Authority to determine the land to be safeguarded from development and transferred to the Authority in accordance with the Section 106 Agreement.

Reason

In the interest of highway safety.

Condition 22

Prior to the commencement of the development details of the means of access to the site and associated improvements to the existing highway network as required by the highway authority shall be submitted to and approved by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the occupation of any dwellings.

Reason

In the interests of highway safety.

Condition 23

Prior to the commencement of the development a noise survey shall be undertaken to assess the noise levels that might be generated by the new road, and the design of the housing development shall include measures to mitigate against the impact of noise from the road on the new housing.

Reason

In the interest of public amenity.

7. Code No. 12/0870/FULL - Erect 25 Residential Units, Land At Upper Trelyn, Fleur-de-lis, Blackwood

Having regard to the effect of the proposal on residential amenity and the visual impact of the development on the local and wider landscape it was

RESOLVED that the application be deferred for site visit by the Planning Committee (all Members).

Mr John Rogers (Principal Solicitor) declared an interest as a personal friend lived in close proximity to the development site, however as the application had been deferred for a site visit it was not called forward for discussion and Mr Rogers was not obliged to leave the chamber.

8. Code No. 13/0135/LA - Seek Approval Of The Reserved Matters Of Access, Appearance, Landscaping, Layout and Scale Approved Under Planning Consent 11/0259/OUT, To Construct A New Five Screen Cinema and Associated Landscaping Works, Bargoed Retail Plateau, Bargoed

RESOLVED that: -

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

Amended Condition (01)

Notwithstanding the submitted drawings, prior to the construction of the external surfaces of the development hereby approved, including all footways and hard landscaping, details and samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenity of the area.

Amended Condition (02)

The development shall be carried out in accordance with the following Drawings Numbers AG(0-)A10 Rev B, AG(0-)A11 Rev B, AG(0-)A31 Rev B, AG(0-)A00 Rev A, AG(0-)A01 Rev A, AG(0-)A03 Rev A, AG(0-)A62 Rev A, AG(0-)A63 Rev A, AG(0-)A70 Rev A and AG(0-)A71 Rev A, or any plans or details subsequently submitted to and agreed in writing by the Local Planning Authority either to comply with the requirements of any other condition of this planning permission or as an amendment to the approved plans.

Reason

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

- (ii) the applicant be advised of the comments of the Police Architectural Liaison Officer, Senior Engineer (Land Drainage) and Wales and West Utilities;
- (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: CW2.

9. Preface Item - Code No. 12/0884/COU - Change The Use From Domestic Garage To Accommodate A Dog Grooming Facility, 19 Cae'r Fferm, Caerphilly, CF83 2QB

Councillor R.W. Gough declared an interest as the applicant was a relative and left the Chamber when the application was discussed.

RESOLVED that: -

- (i) the preface report be noted;
- (ii) subject to the conditions contained in the Officer's preface report this application be granted for a period of 12 months

10. Code No. 13/0075/FULL - Erect Single Storey Extension Comprising Accessible Bathroom and Bedroom To Facilitate Disabled Occupier And Provide A Carport To The Rear of Property, 98 Pandy Road, Bedwas, Caerphilly, CF83 8EL

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 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 and CW3.

11. 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 6.15 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 15th May 2013, they were signed by the Chairman.

CHAIRMAN