



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 15TH MAY 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, H.R. Davies, J.E. Fussell,
Mrs. J. Gale, L. Gardiner, N. George, R.W. Gough, S. Jenkins, Mrs. B.A. Jones, K. Lloyd,
Mrs. E. Stenner, 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),
J. Forrester (Senior Planner), C. Powell (Senior Planner), C. Grimes (Senior Planner),
E. Sullivan (Committee Services Officer)

APOLOGIES

Apologies for absence had been received from Councillors D. Bolter, A.G. Higgs,
Mrs. J. Summers and Mrs G.D. Oliver.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: - Mr J. Rogers 12/0870/FULL, details are
minuted with the respective item.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 10th April 2013 (minute nos.
1-11; page nos. 1-7) be approved and signed as a correct record.

3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for site visits were received and by a show of hands unanimously accepted by
Members of the Planning Committee, as follows: -

- (1) 13/0223/FULL - Erect First Floor Extension and Ground Floor Extension, 2 Cefn Dyffryn, Ystrad Mynach, Hengoed, CF82 7GW.
- (2) 12/0734/FULL - Demolish Existing Ambulance Station Building and Erect 9 No. Dwellings and Associated Access, Parking and Landscaping, Welsh Ambulance Services NHS Trust, Caerphilly Ambulance Station, Waunfach Street, Caerphilly, CF83 3HL.
- (3) 13/0273/FULL - Remove Existing Roof and Reconstruct New Enlarged Roof Accommodating Three New Bedrooms and Family Bathroom, Construct New Double Garage and Enlarge Driveway To The Rear Of The Plot Utilising Access Off Old Church Lane and Include Gabion Basket Retaining Wall, Brynhyfryd, Summerfield Hall Lane, Maesycwmmmer, Hengoed, CF82 7RG.

REPORTS OF OFFICERS

Consideration was given to the following reports: -

4. Site Visit - Code No. 11/0471/FULL - Construct Garden Shed/Store and Work to Access Path, 36 Garden Suburbs, Pontywaun, Newport, NP11 7GB

It was moved and seconded that the application be deferred pending further information and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred pending a further information.

5. Site Visit - 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

It was moved and seconded that the application be deferred pending further consultation on the amended plans submitted by the applicant and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred pending further consultation on the amended plans submitted by the applicant.

6. Site Visit - Code No. 12/0870/FULL - Erect Residential Units, Land at Upper Trelyn, Fleur-de-lis, Blackwood

Mr John Rogers (Principal Solicitor) expressed an interest in that a personal friend had bought a house in close proximity to the development and left the Chamber when the application was being discussed.

It was reported that three additional letters of objection had been received and a petition of 85 signatures in objection to the proposed development was presented at the meeting.

Councillor D.V. Poole on behalf of local residents spoke in objection to the application and Mr. K. Lewis the applicant's agent spoke in support of the application.

It was proposed and seconded that the application be deferred for a further report with reasons for refusal based on the overbearing nature of proposed development, highway safety and its detrimental impact on the character of the local area.

An amendment was moved and seconded that the application be granted in accordance with the conditions contained in the Officers original report.

By a show of hands the motion was lost and as such the amendment was declared carried.

RESOLVED that:-

- (i) the site visit report be noted;
- (ii) the application be deferred to allow the applicant to enter into a Planning Obligation to secure the contributions towards Education and Leisure provision as set out in the Officer's report;
- (iii) following completion of the Obligation the Head of Regeneration and Planning be authorised to issue the grant of planning permission subject to the conditions contained in the Officer's report and the following amended conditions:

Amended Condition (02)

The development hereby permitted shall be carried out in accordance with the layout shown on drawing numbers: SW45 (04) 01 Revision D and SW45 (04) 02 Revision B.

Reason

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

Amended Condition (13)

Notwithstanding the submitted details and prior to the commencement of the development details of the design and construction of the means of enclosure of all the plot curtilages and associated parking spaces and the site boundaries shall be submitted to and agreed in writing with the Local Planning Authority. This means of enclosures shall be constructed in accordance with the agreed details before the occupation of the development.

Reason

In the interests of residential and visual amenity.

- (iv) the applicant be advised of the comments of the Senior Engineer (Land Drainage), Head of Public Services, Police Architectural Officer and Dwr Cymru/Welsh Water;
- (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 this permission: CW2 and CW3.

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

7. **Code No. 13/0262/NCC - Vary Conditions 8 And 15 Of Planning Permission 12/0782/COU (Change Use To Class A1 (Retail)) To Amend The Limitation On Sunday Deliveries And To Amend The Type And Size of Vehicle That May Deliver To The Premises, One Stop Food Store, High Street, Newbridge, Newport, NP11 4GU**

It was reported that an additional letter of objection had been received.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that subject to the conditions contained in the Officer's report this application be granted.

8. **Code No. 13/0223/FULL - Erect First Floor Extension And Ground Floor Extension, 2 Cefn Dyffryn, Ystrad Mynach, Hengoed, CF82 7GW**

Having regard to the visual impact of the development on the local landscape it was moved and seconded that this application be deferred for a site visit and by a show of hands this was unanimously agreed.

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

9. **Code No. 13/0273/FULL - Remove Existing Roof And Reconstruct New Enlarged Roof Accommodating Three New Bedrooms And Family Bathroom, Construct New Double Garage And Enlarge Driveway To The Rear of The Plot Utilising Access Off Old Church Lane And Include Gabion Basket Retaining Wall, Brynhyfryd, Summerfield Hall Lane, Maesycwmmmer, Hengoed, CF82 7RG**

Having regard to the overbearing nature of the proposed development and the limited access provided by Old Church Lane it was moved and seconded that this application be deferred for a site visit and by a show of hands this was unanimously agreed.

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

10. **Code No. 12/0584/COU - Extend and Define Residential Curtilage, West Lodge, Ruperra Castle Estate, Rudry, Caerphilly, NP10 8GG**

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was agreed by the majority of Members.

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 Glamorgan Gwent Archaeological Trust;

- (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, CW4 and NH2.4.

11. Code No. 12/0585/FULL - Erect Single Storey Front and Rear Extensions, West Lodge, Ruperra Castle Estate, Rudry, Caerphilly, NP10 8GG

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that the application be refused.

12. Code No. 12/0734/FULL - Demolish Existing Ambulance Station Building And Erect 9 No. Dwellings And Associated Access, Parking And Landscaping Welsh Ambulance Services NHS Trust, Caerphilly Ambulance Station, Waunfach Street, Caerphilly, CF83 3HL

Having regard to the affect of the development on residential amenity as well as its impact on the public sewerage system, it was moved and seconded that this application be deferred for a site visit and by a show of hands this was unanimously agreed.

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

13. 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 18.15 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 12th June 2013, they were signed by the Chairman.

CHAIRMAN