



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 7TH AUGUST 2013 AT 5.00 P.M.**

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#### **PRESENT:**

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

#### **Councillors:**

M. Adams, Mrs. E.M. Aldworth, J. Bevan, Mrs. A. Blackman, J.E. Fussell, H.R. Davies,  
Mrs. J. Gale, L. Gardiner, N. George, R. Gough, K. Lloyd, Mrs. J. Summers, and  
Mrs. E. Stenner

#### **Together with:**

P. Elliott (Head of Planning and Regeneration), T. Stephens (Development Control Manager),  
J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer, Highway Planning), C. Davies  
(Senior Environmental Health Officer), C. Boardman (Senior Planner), T. Pearce (Senior  
Planner), P. den Brinker (Team Leader, East), R. Amundson (Principal Planner, Minerals),  
J. Forrester (Team Leader, North), L. Hopkins (Insurance Officer), E. Sullivan (Democratic  
Services Officer)

#### **APOLOGIES**

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

#### **1. DECLARATIONS OF INTEREST**

Declarations of interest were received as follows: Councillors D.G. Carter 12/0376/FULL-  
details are minuted with the respective items

#### **2. MINUTES**

RESOLVED that the minutes of the Planning Committee held on 7th July 2013 (minute nos. 1-  
13; page nos. 1-5) 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. 12/0376/FULL - Erect One Four-Bedroom Dwelling and One Three Bedroom Dwelling Including Outbuildings, Land Adjacent To 128-134 Llancayo Street, Bargoed.
2. 12/0753/FULL - Provide A Single Wind Turbine (500kW, 50m Hub Height, 73.5, Maximum Tip Of Blade Height) With Associated Electrical Infrastructure and Crane Hardstanding, Pen-y-Ganol Farm, Manmoel, Blackwood, NP12 0HY.
3. 13/0258/FULL - Erect Detached Dormer Bungalow With Associated Access and Ground Works etc. Land At 3A Penallta Villas, Ystrad Mynach, Hengoed, CF82 7GH.
4. 13/0416/FULL - Construct 17 Dwellings and Associated Works, Land At Mill Road, Caerphilly.

### REPORTS OF OFFICERS

Consideration was given to the following reports:-

#### 4. **Site Visit - Code No. 13/0341/TCA - Fell London Plane Tree And Treat Stump To Prevent Regrowth, Land Adjacent To 1 Tyn-y-Graig Terrace, Llanbradach, Caerphilly, CF83 3LT**

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.

In accordance with Rule of Procedure 15.5 Councillor R.W. Gough wished it recorded that he had voted against the application.

RESOLVED that:-

- (i) the site visit report be noted;
- (ii) the tree should not be protected by a Tree Preservation Order.

#### 5. **Site Visit - Code No. 13/0051/COU - Convert 1 and 3 Beehive Buildings Into A Photography Studio, Convert 1 Beehive Buildings Into A Performance Café And Convert Upstairs Flat, Beehive House Into A Recording Studio, Beehive Buildings, Crumlin Road, Crumlin, Newport, NP11 3QH**

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:-

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

#### **Amended Condition (10)**

The measures stated in the Environmental Health Noise Pollution Report submitted on 1 August 2013 shall be installed prior to the commencement of

the uses hereby approved to ensure that any noise created by the proposed development shall be kept within the application building.

**Reason**

In the interest of residential amenity

- (iii) the applicant be advised of the comments of the Police Architectural Liaison Officer, Head of Public Protection and Dwr Cymru/Welsh Water;
- (iv) the application 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

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

**6. Code No. 13/0454/NCC - Vary Condition 02) And 03) Of Planning Permission Reference 12/0742/NCC To Allow Open A1 Food And Non Food Retail And Bulky Goods Retail/Leisure Use, Blackwood Gate Retail Park, Blackwood**

Mr. S. Cullen the applicant's agent spoke in support of the application.

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.

RESOLVED that: -

- (i) the application be deferred to allow a Section 106 Agreement in respect of the matter raised in the Officer's report;
- (ii) on satisfactory completion of the development and subject to the conditions contained in the Officer's report and the following additional condition this application be granted;

**Additional Condition (16)**

All of the customer car parking area that lies to the east of the retail units shall be closed by barriers and lockable gates (such as are currently installed on site at the time of application) at all times when all the retail units are closed to customers, unless agreed otherwise in writing with the Local Planning Authority

**Reason**

To discourage anti-social behaviour

- (iii) the applicant be made aware of the comments of the Head of Public Protection.

**7. 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, Maesycwmmmer, Hengoed**

Councillor R. Woodyatt on behalf of local residents spoke in objection and Mr S. Barry the applicant's agent spoke in support of the application.

It was proposed and seconded that the application for a variation in relation to the affordable housing obligation be refused in order to secure the unilateral obligation that accompanied the original application.

An amendment was moved and seconded that the variation be granted in accordance with the recommendation contained in the Officer's report.

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

Following consideration of the application it was moved and seconded that the application be refused and by a show of hands this was agreed.

RESOLVED that the application to vary the original Unilateral Undertaking be refused.

**8. Code No. 12/0376/FULL - Erect One Four Bedroom Dwelling And One Three Bedroom Dwelling Including Outbuildings, Land Adjacent To 128-134 Llancayo Street, Bargoed**

Councillor D. Carter declared an interest in that he is on the same Board of Governors as one of the main objectors and left the Chamber when the application was discussed.

Councillor W. David presided as Chair for this application.

Having regard to the impact of the development on resident amenity and highway safety 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. 12/0570/FULL - Erect Extension To Existing Quarry Operations Including New Drainage System and Settlement Ponds, Landscape Bunds and Associated Works, Bryn Quarry, Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY**

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.

RESOLVED that: -

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

**Additional Condition (23)**

No loaded lorries shall leave the site and travel along the public highway unless sheeted, with the exception of those carrying stone larger than 500mm.

**Reason**

To prevent material being deposited on the highway in the interests of highway safety and to safeguard the local environment.

- (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 attached to this consent: CW2, CW3, CW5 and CW6.

- 10. Code No. 12/0753/FULL - Provide A Single Wind Turbine (500kW, 50m Hub Height, 73.5m Maximum Tip Of Blade Height) With Associated Electrical Infrastructure And Crane Hardstanding, Pen-y-Fan Ganol Farm, Manmoel, Blackwood, NP12 0HY.**

Having regard to the impact of the development on the local and wider 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).

- 11. Code No. 13/0218/MIN - Erect And Operate A Coal Washing Plant With Ancillary Buildings And Infrastructure In Association With The Existing Facilities, Cwmbargoed Disposal Point, Fochriw Road, Cwmbargoed, CF48 1AE**

It was reported that 8 additional letters of objection and a letter supporting the application 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 agreed.

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 attached to this consent: CW2, CW4 and CW15.

- 12. Code No. 13/0258/FULL - Erect Detached Dormer Bungalow With Associated Access and Ground Works etc. Land At 3A Penallta Villas, Ystrad Mynach, Hengoed, CF82 7GH**

Having regard to the impact of the development on residential amenity and highway safety 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).

- 13. Code No. 13/0406/FULL - Take Down The Existing Rear Garden Retaining Wall And Steps, Take Back Garden And Building New Retaining Walls And Steps, 76 New Road, Deri, Bargoed, CF81 9GL**

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.

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.

**14. Code No. 12/0898/FULL - Erect Residential Development Comprising 22 Residential Units (12 Houses, 10 Flats), Land at Tyn y Wern Terrace, Trethomas, Caerphilly**

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.

RESOLVED that: -

- (i) the application be deferred for the completion of a Section 106 agreement as detailed in the Officer's report;
- (ii) on completion of the legal agreement and subject to the conditions contained in the Officer's report and the following additional condition this application be granted;

**Additional Condition (30)**

The consent shall not extend to the detail shown on the submitted drawings in respect of the proposed footpath link with the Grove Estate prior to the commencement of the development revised details of landscaping and boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be completed in accordance with the agreed details prior to occupation of the development hereby approved.

**Reason**

In the interests of highway safety.

- (iii) the applicant be advised of the comments of the Transportation Engineering Manager, Police Architectural Liaison Officer, The Coal Authority, Gwent Wildlife, Glamorgan/Gwent Archaeological Trust, Head of Public Services and the Councils Ecologist;
- (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: Sp6, CW2, CW3 and CW4.

**15. Code No. 13/0416/FULL - Construct 17 Dwellings And Associated Works, Land At Mill Road, Caerphilly**

Having regard to the impact of the development on residential amenity and highway safety 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).

**16. 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 18.23 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 4th September 2013, they were signed by the Chairman.

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CHAIRMAN