



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 30TH OCTOBER 2013 AT 5:00PM

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, Mrs J. Gale, L. Gardiner, N. George, R. W. Gough, Mrs B.A. Jones, K. Lloyd, Mrs G.D. Oliver and Mrs E. Stenner

Together with:

D. Perkins (Head of Democratic and Legal Services), T. Stephens (Development Control Manager), G. Mumford (Senior Environmental Health Officer), M. Noakes (Senior Engineer, Highways and Transportation) C. Boardman (Senior Planner), P. Den Brinker (Team Leader, East), J. Forrester (Senior Planner), W. Grimstead (Planning Enforcement Officer), C. Grimes (Senior Planner), G. Lewis (Senior Planner), C. Powell (Senior Planner) and E. Sullivan (Democratic Services Officer)

APOLOGIES

Apologies for absence had been received from Councillors J.E. Fussell, Mrs J. Summers and J. Taylor and Mrs P. Elliott (Head of Planning and Regeneration)

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: Councillors M. Prew and P. Bevan 12/0860/RM and Mrs J. Gale 13/0465/FULL and R.W. Gough 13/0419/COU details are minuted with the respective items.

2. MINUTES

Councillor Mrs. E.M. Aldworth wished it clarified that the declaration of interest she made at the last meeting referred to application 13/0500/COU as correctly recorded in minute no.16 on page no. 7 of the minutes of the last meeting, however she felt that this had not been accurately reflected in the list of declarations recorded in minute no. 1 on page no 1 of the minutes of the last meeting.

Subject to the correction that Councillor Mrs E.M. Aldworth declaration of interest referred to application 13/0500/COU - Change the Use from A1 Retail to D1 for Chiropody/Podiatry Clinic, 26 Cardiff Road, Caerphilly, CF83 1JP it was: -

RESOLVED that the minutes of the Planning Committee held on the 2nd October 2013 (minute nos. 1-17; page nos. 1-8) 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) 13/0465/FULL - Demolish Existing Buildings and Erect 29 Dwellings (Comprising Of A Mix Of 1 Apartments and 2 and 3 Bedroom Houses) With Infrastructure and Landscaping, The Greenfly and CATS House, Newport Road, Bedwas, Caerphilly, CF83 8BJ.

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

4. SITE VISIT - CODE NO. 13/0537/FULL - EXTEND EXISTING CAR PARK ON ADJACENT VACANT LAND WHICH INCLUDES THE INTRODUCTION OF 38 NEW BAYS, WITH THE RECONFIGURATION OF THE EXISTING CAR PARK AND SITE ACCESS WITH ASSOCIATED WORKS TO THE SITE, MCDONALDS RESTAURANTS LTD, UNIT C CROSSWAYS PARK, PARC PONTYPANDY, CAERPHILLY, CF83 3NL.

Councillors P.J. Bevan, M. Prew and J. Pritchard on behalf of local residents spoke in objection to the application.

During the course of debate it was proposed and seconded that the application be deferred to allow further discussion with the applicant to take place. These discussions to consider the extension the proposed bund and landscaping and the monitoring of the retractable bollards to ensure their implementation as conditioned and by a show of hands this was unanimously agreed.

RESOLVED that this application be deferred to a future meeting date to allow further discussion with the applicant, the outcome of these discussion to be report to the next appropriate Planning Committee meeting.

Members also requested that appropriate referrals be made to the Head of Public Protection to consider the inclusion the application site within the Caerphilly County Borough Council's CCTV programme in order to monitor highway safety and anti social behaviour concerns.

5. SITE VISIT - CODE NO. 12/0860/RM - SEEK APPROVAL OF THE RESERVED MATTERS LAYOUT, SCALE, APPEARANCE AND LANDSCAPING IN CONNECTION WITH THE RESIDENTIAL DEVELOPMENT OF 142 DWELLINGS AND ASSOCIATED WORKS APPROVED UNDER PLANNING PERMISSION P/04/1325, MACKWORTH GRANGE, PONTYPANDY LANE, CAERPHILLY, CF83 3HT.

Councillors M. Prew and P.J. Bevan the Local Ward Members, having previously declared an interest, in that they know the applicant, did not speak on the application and were not present when the application was discussed.

Councillor J. Pritchard spoke on behalf of local residents and Mr G. Hawk 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 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 of the comments of the Police Architectural Liaison Officer, Dwr Cymru/Welsh Water; Senior Engineer (Land Drainage), Principal Valuer and Rights of Way Officer;
- (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: CW2 and CW3.

6. PREFACE ITEM - CONSULTATION FROM BLAENAU GWENT COUNTY COUNCIL IN RESPECT OF A PLANNING APPLICATION, INFINITE RENEWABLES LIMITED, ERECTION OF SINGLE 500KW WIND TURBINE AND ASSOCIATED TRANSFORMER ENCLOSURE, WALDRON COMMERCIALS, UNIT 29M TAFARNAUBACH INDUSTRIAL ESTATE, TAFARNAUBACH, TREDEGAR, GWENT.

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 Blaenau Gwent County Borough Council be advised that this Council has no objection to the proposed wind turbine at Tafarnaubach, subject to that Council giving due consideration to conditions recommended by the Head of Public Protection.

7. PREFACE ITEM - CONSULTATION FROM RHONDDA CYNON TAFF COUNCIL IN RESPECT OF A PLANNING APPLICATION, REG WINDPOWER, INSTALLATION OF THREE WIND TURBINES AND CONSTRUCTION OF ASSOCIATED INFRASTRUCTURE, CRAIG YR ABER, LAND TO THE NORTH EAST OF FORCH-ORKY, TREORCHY.

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 Rhondda Cynon Taff Council be advised that this Council has no objection to the proposed wind turbines at Craig yr Aber, but requests that consideration be given to including individual turbines in the assessment of cumulative impact.

8. PREFACE ITEM - CODE NO. 08/0752/OUT - FILIGREE TRADING LIMITED, ERECT RESIDENTIAL AND COMMERCIAL DEVELOPMENT, LAND AT HAWTIN PARK, GELLI-HAF PONTLLANDRAITH, BLACKWOOD.

During the course of debate it was proposed and seconded that the application be deferred to allow further negotiations with the applicant to take place, these discussions to consider revising the extent of the reduction to the affordable housing requirement between the 10% proposed in the Officer's preface report and the 25% proposed in the Officer's original report.

An amendment was moved and seconded that the recommendations in the Officers preface report be approved.

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

RESOLVED that the application be deferred to a future meeting date to allow further negotiations with the applicant, the outcome of those negotiations to be reported at the next appropriate Planning Committee meeting.

9. CODE NO. 12/0775/FULL - DEMOLISH EXISTING STEEL FRAME AND SHEETING GARAGES AND RE-DEVELOP SITE WITH NEW MASONRY DOUBLE GARAGE, LAND TO THE REAR OF 30 GARDEN SUBURBS, PONTYWAUN, NEWPORT, NP11 7GB.

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

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 approved;

Additional Condition (02)

Prior to the first use of the garage structure hereby approved, a scheme for on-site lighting shall be submitted to the Local Planning Authority for their written approval. The lighting scheme shall be implemented in accordance with the agreed details and no further lighting shall be added without the written agreement of the Local Planning Authority.

Reason

In the interests of residential amenity.

- (ii) the applicant be advised that the following policy of Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policy CW2.
- (iii) the applicant be advised of the comments of the Council's Ecologist.

10. CODE NO. 12/0831/CON - DEMOLISH EXISTING STEEL FRAME AND SHEETING GARAGE AND RE-DEVELOP SITE WITH MASONRY DOUBLE GARAGE, LAND TO THE REAR OF 30 GARDEN SUBURBS, PONTYWAUN, NEWPORT, NP11 7GB.

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) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of the Council's Ecologist;

- (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: Policy CW2.

11. CODE NO. 13/0419/COU - CHANGE THE USE FROM INDUSTRIAL TO LEISURE TO PROVIDE AND INDOOR SKATE PARK, FORMER GARAGE, COMMERCIAL STREET, PONTLLANFRAITH, BLACKWOOD.

Councillor R.W. Gough declared an interest in that the applicant's is known to him and left the Chamber when the application was discussed.

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) 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 and CW3.

12. CODE NO. 13/0501/FULL - ERECT FORMER BUNGALOW WITH GARAGE, PLOT 34 CEMAES ROAD, CROESPENMAEN, NEWPORT, NP11 3GQ.

Councillor A. Lewis spoke in objection to the application and Ms D. Gameson the applicant's representative 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) 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, Dwr Cymru/Welsh Water and Senior Engineer (Land Drainage);
- (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.

13. CODE NO. 13/0587/FULL - ERECT TWO ONE-BEDROOM SELF-CONTAINED FLATS, 1 EDGEHILL, PONTLLANFRAITH, BLACKWOOD, NP12 2NZ.

Following consideration of the report 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) 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, Council's Ecologist, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Countryside and Landscape Services;
- (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.

14. CODE NO. 13/0589/FULL - DEMOLISH EXISTING BUILDING WITH C2 USE AND CONSTRUCT NEW 22 BED RESIDENTIAL INSTITUTION BUILDING UNDER C2 CLASSIFICATION, TY SIRHOWY HOSPITAL, LON PENNANT, CWMGELLI, BLACKWOOD, NP12 1BR.

Following consideration of the report 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) 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 Protection, Senior Engineer (Land Drainage) and Countryside and Landscape Services.
- (iii) the applicant be advised that rainwater run-off should not discharge into the highway surface-water drainage system.
- (iv) the applicant be advised to contact Leisure Service with regard to an area of public open space adjacent to the site in order to explore the opportunity of connectivity so as to enhance the relationship between the two areas;
- (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 attached to this consent: CW2, CW3 and SP10.

15. CODE NO. 13/0682/RET - RETAIN THE CHANGE OF USE OF THE INTEGRAL GARAGE TO A DOG GROOMING FACILITY, 10 GLENDALE GARDENS, FLEUR-DE-LIS, BLACKWOOD, NP12 3TR.

Following consideration of the report 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) 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 and CW3.

16. CODE NO. 13/0684/RET - RETAIN AND COMPLETE DETACHED GARAGE, DRENEWYDD HOUSE, COLLINS ROW, BUTE TOWN, RHYMNEY, TREDEGAR, NP22 5QL.

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 application be deferred until the expiration of the consultation period on the 7th November 2013;
- (ii) subject to no significant objections being received and 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 and CW3.

17. CODE NO. 13/0164/RET - REGULARISE MIXED-USE OF THE LAND FOR AGRICULTURAL AND RESIDENTIAL PURPOSES TO INCLUDE RETENTION OF DWELLINGHOUSE WITH PROPOSED EXTENSION, RETAIN FARM WORKSHOP AND BARN WITH ALTERATIONS, RETAIN CHICKEN HOUSE, 'ROUND HOUSE' FOR USE AS PICNIC SHELTER/CLASSROOM AND THE PROPOSED ERECTION OF AN ANCILLARY DWELLING, GARDEN SHED, IMPLEMENT SHED AND A MAXIMUM NO. OF 6 SEASONAL CAMPING YURTS, NANT-Y-CWM FARM, CEFN-ONN FARM LANE, RUDRY, CAERPHILLY, CF83 3EJ.

Mr D. Moody the applicant spoke in support of the application.

During the course of debate and having considered the size, variety of buildings and unique nature of the proposed development it was proposed and seconded that the application be deferred to allow a site visit to take place in order to provide Members with a greater understanding of the issues involved and by a show of hands this was agreed.

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

18. CODE NO. 13/0465/FULL - DEMOLISH EXISTING BUILDINGS AND ERECT 29 DWELLINGS (COMPRISING OF A MIX OF 1 BED APARTMENTS AND 2 AND 3 BEDROOM HOUSES) WITH ALL ASSOCIATED INFRASTRUCTURE AND LANDSCAPING, THE GREENFLY AND CATS HOUSE, NEWPORT ROAD, BEDWAS, CAERPHILLY, CF83 8BJ.

Councillor Mrs J. Gale declared an interest as her grandson works for the developer, however as the application had been deferred without discussion there was no requirement for her to leave the Chamber.

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

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.

20. HIRWAUN POWER PROJECT, HIRWAUN INDUSTRIAL ESTATE

The report advised Members of an application that may be submitted to the Planning Inspectorate under its national infrastructure planning powers with regard to the Hirwaun Power Project.

In view of the intervening distance between this borough and the development site, Officers were satisfied that there would be no significant impact upon its residents and as such there was no need to provide any comments at this stage in the consultation process however the scheme would be periodically reviewed and Members advised accordingly should this position change.

Having fully considered its content the Planning Committee noted the report.

21. APPEALS DECISIONS

The report updated Members of the Local Planning Authority's performance at appeal.

The performance data for the past four financial years was presented for Members information. Figures for October 2012 to October 2013 were also outlined and the number of appeals allowed were summarised, together with the reasons for the original refusal and the decision taken by the Inspector.

Members thanked Officers for the report and for the efficiency with which the information was presented to the Committee.

Having fully considered its content the Planning Committee noted the report.

The meeting closed at 19.48 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 27th November 2013, they were signed by the Chairman.

CHAIRMAN