



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 12TH FEBRUARY 2014 AT 5:00PM

PRESENT:

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

Councillors:

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

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), L. Cooper (Engineer, Highways and Transportation) Mrs M. Davies (Senior Planner), C. Grimes (Principal Planner), S. Hockaday (Senior Planner) C. Davies (Senior Environmental Health Officer), J. Rough (Student Environmental Health Officer) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, Mrs G. Oliver and J. Taylor and from M. Noakes (Senior Engineer, Highways and Transportation)

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: 13/0253/FULL - Councillor J.E. Fussell, 13/0424/RET - L. Cooper (Engineer, Highways and Transportation) details are minuted with the respective item.

3. MINUTES

RESOLVED that the minutes of the Planning Committee held on the 15th January 2014 (minute nos. 1-10; page nos. 1-5) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

A request for a site visit was received and by a show of hands unanimously accepted by Members of the Planning Committee, as follows: -

- (1) 13/0827/FULL - Change The Use Of Land to Scrap Yard Including Weighbridge, Temporary Steel Containers (To Provide Staff Office/Canteen/Toilet Facilities) And Storage Units, Ferrous Loading Area And Associated Storage Bins, Car/Lorry Parking And Boundary Fence, Land At Unit 9 Penallta Industrial Estate, Hengoed, CF82 7SU.

5. SITE VISIT - CODE NO. 13/0703/FULL - CHANGE USE FROM MIXED USE (RETAIL AND NIGHTCLUB) TO PUBLIC HOUSE AND NIGHTCLUB, 3 PENTREBANE STREET, CAERPHILLY, CF83 1FR.

Councillor C. Elsbury spoke on behalf residents in objection to the application and Mr J. Hurley the applicant's agent spoke in support of the application.

During the course of debate concerns were raised with regard to crime and disorder issues and the objections raised by Gwent Police to a previous application.

It was moved and seconded that consideration of the application be deferred pending further information from Gwent Police on their previous objections and the nature of the crime and disorder incidents associated with the site and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred pending further information from Gwent Police.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - EAST AREA

6. PREFACE ITEM - CODE NO. 13/0424/RET - RETAIN DECKING WITH PRIVACY SCREEN, 16 FIELD'S PARK ROAD, PENTWYN-MAWR, NEWPORT, NP11 3NQ.

L. Cooper (Engineer, Highways and Transportation) declared an interest as her Sister-in-Law had previously spoken in objection to the application and left the Chamber when the application was discussed.

Following consideration of the Officer's Preface report it was proposed and seconded that the recommendation contained therein be approved and by a show of hands this was agreed.

RESOLVED that the application be refused.

7. CODE NO. 13/0836/LA - ERECT PORTAL FRAMED BUILDING ON AND AROUND THE NEWLY CONSTRUCTED DRY-RECYCLABLES REINFORCED CONCRETE SLAB, FULL MOON WASTE TRANSFER SITE, FULL MOON ACCESS ROAD, WATTSVILLE, NEWPORT, NP11 7BD.

Following consideration of the application it was proposed and seconded that the recommendations contained therein 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.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - NORTH AREA

8. CODE NO. 13/0438/OUT - ERECT NINE MEDIUM-SIZED DWELLINGS LAND AT FORMER SUPAC ELECTRICAL CO. LTD, GELLIDEG INDUSTRIAL ESTATE, GELLIDEG LANE, MAESYCWMMER, HENGOED, CF82 7SH.

Following consideration of the application it was moved and seconded that the recommendation contained therein 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, CW3 and CW4;
- (iii) the applicant be advised of the comments of Senior Engineer (Land Drainage) Dwr Cymru/Welsh Water, Glam/Gwent Archaeological Trust, Heddlu/Gwent Police and Rights of Way Officer.

9. CODE NO. 13/0784/FULL - DEMOLISH FORMER PRIMARY SCHOOL AND DEVELOP SITE FOR 26 AFFORDABLE RESIDENTIAL UNITS, ACCESS ARRANGEMENTS AND ASSOCIATED WORKS, FORMER ABERBARGOED PRIMARY SCHOOL, HEOL YSGOL NEWYDD, ABERBARGOED, BARGOED.

Following consideration of the application it was moved and seconded that the recommendation contained therein be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement to pay a commuted sum of £38,080 in respect of education facilities, £10,000 in respect of highway improvements and £850 per unit to support offsite children's play facilities and sport provision;
- (ii) following completion of the Section 106 Agreement and subject to the conditions contained in the Officer's report and the following additional conditions this application be granted;

Condition (20)

Notwithstanding the submitted plans no demolition or construction work hereby approved shall commence on site until after a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall consider the access, parking and delivery arrangements for the development, which shall be agreed and implemented before works commence on site.

Reason

In the interests of highway safety and residential amenity

Condition (21)

There shall be no vehicular or pedestrian access to the site from Heol Ysgol Newydd during the demolition works or construction works hereby approved. Access shall be provided off School Street only unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of highway safety and residential amenity.

- (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;
- (iv) the applicant be advised of the comments of Glam/Gwent Archaeological Trust, Head of Public Services, Heddlu/Gwent Police, Wales and West Utilities, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Council's Ecologist and Transportation Engineering Manager.

10. CODE NO. 13/0827/FULL - CHANGE OF USE OF LAND TO SCRAP YARD INCLUDING WEIGHBRIDGE, TEMPORARY STEEL CONTAINERS (TO PROVIDE STAFF OFFICE/CANTEEN/TOILET FACILITIES) AND STORAGE UNITS, FERROUS LOADING AREA AND ASSOCIATED STORAGE BINS, CAR/LORRY PARKING AND BOUNDARY FENCING, LAND AT UNIT 9 PENALLTA INDUSTRIAL ESTATE, HENGOED, CF82 7SU.

Having regard to the impact of the development on 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).

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - SOUTH AREA

11. CODE NO. 13/0253/FULL - CONSTRUCT SECOND RURAL ENTERPRISE DWELLING - TY CANOL FARM, HENDREDENNY, CAERPHILLY, CF83 2RL.

Councillor J.E. Fussell declared an interest in that the applicant is known to him, having already left the meeting he was not present when the application was discussed.

Following consideration of the application it was moved and seconded that the recommendation contained therein be approved and by a show of hands this was agreed.

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement requiring the payment of £5,500.00 (index linked) for each dwelling for 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 additional condition this application be granted;

Condition (11)

No construction vehicular traffic shall enter or leave the site between the following hours: 08:00 to 09:15 and 15:00 to 16:00 on Monday to Friday, during school term time of Hendredenny Primary School

Reason

To avoid conflict with the parents and children of Hendredenny Primary School at the beginning and end of the school day, in the interests of highway safety.

Condition (12)

Prior to the commencement of development a traffic management scheme to include arrangements regarding adequate control over construction traffic attending the site shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall be implemented prior to the commencement of development and adhered to until development is complete.

Reason

To avoid conflict with parents and children of Hendredenny Primary School at the beginning and the end of the school day in the interest of highway safety.

- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Countryside and Landscape Services in respect of ecology;
- (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: SP3, CW2, CW3, CW15 and NH1.4.

12. 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 18.35pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th March 2014, they were signed by the Chairman.

CHAIRMAN