



PLANNING COMMITTEE

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

PRESENT:

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

Councillors:

M. Adams, Mrs E.M. Aldworth, J. Bevan, 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, D. Rees, Mrs J. Summers and J. Taylor.

Together with:

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

1. APOLOGIES

Apologies for absence had been received from Councillors Mrs G. Oliver, K. Lloyd and Mrs E. Stenner.

2. DECLARATIONS OF INTEREST

A declaration of interest was received as follows: 13/0712/OUT - Mr J. Rogers (Principal Solicitor) details are recorded with the respective item.

3. MINUTES

RESOLVED that the minutes of the Planning Committee held on the 12th February 2014 (minute nos. 1-12; 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) 11/0650/FULL - Erect New Housing Development Comprising Of 13 Detached and 1 Pair of Semi-Detached Dwellings, Land Adjacent To Former, Waterloo Works, Machen, Caerphilly, CF83 8NL.

A further site visit request was received in relation to 14/005/NCC, McDonalds Restaurants Ltd, Unit 2 Newbridge Gateway, Bridge Street, Newbridge, NP11 5GB.

It was proposed and seconded that the application be deferred for a site visit based on the detrimental impact of the proposed development on residential amenity from anti-social behaviour, light and noise pollution.

An amendment was moved and seconded that the application be considered as scheduled.

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

RESOLVED that the application be determined as scheduled on the agenda.

5. SITE VISIT - CODE NO. 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 FENCING LAND AT UNIT 9 PENALLTA INDUSTRIAL ESTATE, HENGOED, CF82 7SU.

Mr O. Griffiths the applicant's agent spoke in support of the application.

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 by the majority present.

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;
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water Natural Resources Wales and Senior Engineer (Land Drainage);
- (iv) the applicant be advised of the recommendation that at least 5 bat and 5 bird boxes should be provided. These should be woodcrete boxes that require less maintenance and are longer lasting than traditional timber boxes. There are several types of boxes available from a variety of suppliers, including RSPB, NHBS, Amazon, BTO, etc. For example, the Schwegler 26mm and 32mm next boxes (woodcrete) for birds. The submitted details should pinpoint the location of the boxes in the perimeter trees, number, aspect (N, S, E, W, NE, NW, SE or SW) and type of boxes and when they will be installed. Ideally, the bat boxes should be erected at different aspects, so that the bats can move between boxes if the temperature is too hot or cold. Advice on the siting of the bat and bird boxes is available online at the Bat Conservation Trust or RSPB websites.

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

6. **CODE NO. 13/0712/OUT - ERECT DETACHED TWO BEDROOM DWELLING, LAND AT HOMELEIGH, 1 TUCKERS VILLAS AND ADJACENT TO 13 WOODBINE ROAD, BLACKWOOD, NEWPORT, NP12 1QH.**

Mr J. Rogers declared an interest as he advises Cancer Care Line who are objectors to the application. As the application had been deferred without discussion there was no requirement for him to leave the Chamber.

It was reported that the application had been deferred to allow speakers to address the committee.

7. **CODE NO. 13/0781/OUT - ERECT ONE RESIDENTIAL DWELLING, LAND ADJOINING TY FFYNNON, HALLS CROSSING, WOODFIELDSDIE, BLACKWOOD.**

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 by the majority present.

Councillors D. Bolter and J. Taylor wished it recorded that as they had not been present for the whole of the debate they had not taken part in the vote.

RESOLVED that this application be refused.

8. **CODE NO. 14/0055/NCC - REMOVE CONDITION 07 OF PLANNING PERMISSION 11/0934/FULL TO ALLOW THE RESTAURANT TO OPERATE 24 HOURS DAILY, MCDONALDS RESTAURANT LTD, UNIT 2 NEWBRIDGE GATEWAY, BRIDGE STREET, NEWBRIDGE, NEWPORT, NP11 5GH.**

Mr K. Smith, Councillor L. Ackerman and Councillor G. Johnston spoke on behalf of local residents in objection to the application.

It was proposed and seconded that the application be deferred for a further report with reasons for refusal based on the detrimental impact of the development on residential amenity from anti-social behaviour, light and noise pollution.

An amendment was moved and seconded that the application be granted in accordance with the conditions contained in the Officers 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 deferred for a further report with reason for refusal based on detrimental impact of the development on residential amenity from anti-social behaviour, light and noise pollution and by a show of hands this was agreed by the majority present.

RESOLVED that the application be deferred for a further report with reasons for refusal based on the detrimental impact of the development on residential amenity with regard to anti-social behaviour, light and noise pollution.

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

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

It was reported that the application had been deferred pending further information.

10. **CODE NO. 11/0650/FULL - ERECT NEW HOUSING DEVELOPMENT COMPRISING OF 13 DETACHED AND 1 PAIR OF SEMI DETACHED DWELLINGS, LAND ADJACENT TO FORMER WATERLOO WORKS, MACHEN, CAERPHILLY, CF83 8NL.**

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. 13/0854/LA - CONVERT EXISTING CHILDREN'S HOME TO 4 NO. ONE BEDROOM FLATS, 22-24 HEOL ANEURIN, PENYRHEOL, CAERPHILLY, CF83 2PB.**

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 by the majority present.

RESOLVED that: -

- (i) subject to the conditions contained in the Officers report the application be granted;
- (ii) 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: CW2.
- (iii) the applicant be advised of the comments of the Senior Engineer (Land Drainage).

12. **CODE NO. 14/0032/RET - RETAIN THE PARTIALLY CONVERTED GARAGE TO A UTILITY/STORAGE ROOM, 29 LONG HEALTH CLOSE, CAERPHILLY, CF83 3SD.**

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 the application be granted.

13. **ITEMS FOR INFORMATION**

The following items were reported and noted:-

- (1) Applications determined by delegated powers;
- (2) Applications awaiting completion of a Section 106 Agreement;

- (3) Outstanding Appeals;
- (4) Appeal Decisions.

14. APPLICATIONS WHICH ARE OUT OF TIME/NOT DEALT WITH WITHIN 8 WEEKS OF DATE OF REGISTRATION

In relation to applications which are out of time/not dealt with within 8 weeks of date of registration, Members referred to page 72 of the reported items and requested that applications 13/0674/RET and 13/0702/RET contained therein be brought forward for determination by the next appropriate Planning Committee.

The meeting closed at 18.25pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 9th April 2014, they were signed by the Chairman.

CHAIRMAN