



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 14TH MAY 2014 AT 5:00 PM

PRESENT:

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

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, A. Lewis, K. Lloyd, D. Rees, Mrs E. Stenner 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), S. Hockaday (Principal Planner), C. Davies (Senior Environmental Health Officer), G. Lewis (Principal Planner), C. Grimes (Principal Planner), C. Boardman (Senior Planner), P. den Brinker (Team Leader), M. Davies (Senior Planner), P. Martin (Conservation & Design Officer), T. Pearce (Senior Planner) and R. Barrett (Committee Services Officer).

1. CHAIR'S ANNOUNCEMENT

The Chair, on behalf of the Planning Committee, expressed his grateful thanks and best wishes to Mrs Shirley Hockaday, Principal Planner, on her forthcoming retirement.

The Chair also welcomed Councillor A. Lewis to his first Planning Committee meeting.

2. APOLOGIES

Apologies for absence were received from Councillors Mrs G.D. Oliver and Mrs J. Summers.

3. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: - 13/0703/FULL - Councillors J. Bevan, Mrs J. Gale and A. Lewis, 13/0837/LA - Councillor J. Fussell, 14/0103/RET - Councillor R. Gough. 13/0712/OUT – Mr J. Rogers (Principal Solicitor). Details are minuted with the respective items.

4. MINUTES – 9TH APRIL 2014

RESOLVED that the minutes of the Planning Committee held on the 9th April 2014 (minute nos. 1-18; page nos. 1-9) be approved and signed as a correct record.

5. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

No requests for site visits were received at the meeting.

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

Mr J. Rogers declared an interest as he advises Cancer Care Line who are objectors to the application, and left the Chamber when the application was discussed.

It was noted that Councillor W. David and not Councillor H. David attended the site meeting as listed in the site visit report.

Mr H. Evans spoke on behalf of residents in objection to the application, and the applicant who had been advised was not available to speak in support of the application.

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

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

RESOLVED that: -

- (i) subject to the amendment to the inclusion of Councillor W. David the site visit report be noted.
- (ii) for the following reasons, the application be refused;

Reason (01)

The proposed development would lead to an intensification of use of a substandard access onto the highway including reversing movements, to the detriment of highway safety. The proposal is, therefore, contrary to the provisions of Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Reason (02)

The proposed development by virtue of the siting of the dwelling would have an overshadowing and overbearing impact on the rear of the adjoining dwelling No. 13 Woodbine Road, to the detriment of residential amenity. The proposal is, therefore, contrary to the provisions of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Reason (03)

The proposed development would result in a visually closed-in and cramped pedestrian access to the front entrances of Tuckers Villas, to the detriment of residential amenity. The proposal is, therefore, contrary to the provisions of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

7. **PREFACE ITEM CODE NO. NA/14/0003 - CONSTRUCTION FOR THE WALES INTERNATIONAL CONFERENCE CENTRE AND ASSOCIATED PARKING, INCLUDING ALTERATIONS TO ACCESS (OUTLINE), THE CELTIC MANOR RESORT, THE COLDRA, NEWPORT, NP18 1HQ**

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

RESOLVED that Newport City Council be informed that this authority raises no objections to the proposed development.

8. **PREFACE ITEM CODE NO. PR/14/0182 - POSTPONE FIRST PERIODIC REVIEW OF CONDITIONS, HAFOD QUARRY, ABERCARN, CRUMLIN**

Following consideration of the report 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 31st December 2027 be substituted as the first periodic review date and that Lafarge Tarmac be informed accordingly.

9. **CODE NO. 14/0001/RET - RETAIN STEEL FRAMED BUILDING, 3 COMMERCIAL LANE, PONTYMISTER, RISCA, NEWPORT**

Following consideration of the application it was moved and seconded that the recommendation contained 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 and the following amended condition this application be granted;

Amended Condition (05)

Notwithstanding the submitted drawings, details of the external wall cladding material shall be submitted to and agreed in writing with the Local Planning within one month of the date of this permission, and the development shall thereafter be completed in accordance with the agreed details within three months of the date of this permission.

Reason

In the interests of visual and residential amenity

- (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 Natural Resources Wales.

10. **CODE NO. 14/0096/OUT - DEMOLISH EXISTING GARAGE AND ERECT A NEW DETACHED HOUSE, LAND ADJACENT TO 21 NAVIGATION ROAD, RISCA, NEWPORT.**

Following consideration of the application it was moved and seconded that the recommendation contained 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 Senior Engineer (Land Drainage), the Council's Ecologist, the Transportation Engineering Manager and Welsh Water;
- (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.

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

11. CODE NO. 14/0122/COU - CHANGE THE USE OF THE GROUND FLOOR FROM A1 (HAIR DRESSING SALON) TO A3 (KEBAB FAST FOOD TAKEAWAY), 19 HIGH STREET, FLEUR-DE-LIS, BLACKWOOD, NP12 3UD

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

RESOLVED that: -

- (i) subject to the change of site address to 19/19A High Street, Fleur-de-lis, and the description changing to the change of use from A1 retail - currently a hairdressing salon to mixed use, A3 (restaurants and cafes) a kebab fast food takeaway on the ground floor with ancillary living accommodation, and the conditions contained in the Officer's report this application be granted.
- (ii) 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.

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

12. PREFACE ITEM CODE NO. PE/14/0183 - POST FIRST PERIODIC REVIEW OF CONDITIONS, CWM LEYSHON QUARRY, DRAETHEN.

Following consideration of the report 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 27th October 2025 be substituted as the first periodic review date and that Hanson UK be informed accordingly.

13. PREFACE ITEM 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

Following consideration of the application it was moved and seconded that the application be refused in accordance with the recommendation contained within the Officer's Original report.

In accordance with Rule of Procedure 15.4(1) a request was made for a recorded vote.

FOR THE MOTION

Councillors M. Adams, J. Bevan, D. Bolter, D.G. Carter, W. David, J.E. Fussell, R.W. Gough, A.G. Higgs, K. Lloyd, Mrs E. Stenner and J. Taylor. (11)

AGAINST THE MOTION

Councillors Mrs E.M. Aldworth, H.R. Davies, Mrs J. Gale, L. Gardiner, N. George, A. Lewis and D. Rees. (7)

By a show of hands, the motion was declared carried. ***It should be noted that at this point, it was announced that the vote had been 12-6, when in fact on checking the details recorded, it was 11-7.***

RESOLVED that for the reasons given in the Officer's Original Report this application be refused.

14. 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 1FR

Councillors J. Bevan, Mrs J. Gale and A. Lewis declared an interest in that they are Members of the Licensing Committee and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's Preface report 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 and the following amended conditions this application be granted;

Amended Condition (08)

The public house hereby permitted shall not be open to customers outside the following times: (a) 09.00 hours to midnight on Sunday to Thursday; (b) 09.00 hours Friday to 01.00 hours on Saturday; and, (c) 09.00 hours Saturday to 01.00 hours on Sunday.

Reason

In the interests of residential amenity.

Amended Condition (09)

The nightclub hereby permitted shall not be open to customers at any time outside the following hours: (a) 20.00 hours on Friday to 03.30 hours on Saturday; (b) 20.00 hours on Saturday to 03.30 hours on Sunday; (c) 20.00 hours on Sunday to 01.00 hours on Monday (except Bank Holiday Monday when the nightclub shall not be open to customers after 02.30 hours).

Reason

In the interests of residential amenity.

Amended Condition (11)

The second floor external smoking shelter hereby approved as part of the development shall not be used between 01.00 to 20.00 hours on any day.

Reason

In the interests of residential amenity.

- (ii) the applicant be advised of the comments of the Chief Fire Officer;
- (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, CW3 and CW15.

15. CODE NO. 13/0837/LA - ERECT NEW TWO/THREE STOREY TEACHING BLOCK, BUS TURNING AREA, PARKING AND EXTERNAL WORKS, Y GWYNDY - YSGOL GYFUN CWM RHYMNI, PONTYGWINDY ROAD, CAERPHILLY, CF83 3HG

Councillor J. Fussell declared an interest in that he is a school governor at Ysgol Gynradd Gymraeg Caerfilli and also that his daughter attends Ysgol Gyfun Cwm Rhymini, and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the recommendation contained 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 and the following additional conditions this application be granted;

Condition (21)

The existing entrance to the site from Pontygwindy Road shall be improved, in a manner to be agreed in writing with the Local Planning Authority before any works commence on this third phase of the school development and thereafter be completed in materials as approved by the Local Planning Authority before the phase is brought into beneficial use. The improvement shall be in the form of improved pedestrian provision by way of increased footway widths from Pontygwindy Road into the school site.

Reason

In the interests of highway safety.

Condition (22)

The building shall not be occupied until the area indicated for the parking of vehicles has been laid out and constructed in accordance with the submitted plans to the satisfaction of the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason

In the interests of highway safety.

Condition (23)

Prior to this phase of the development being brought into beneficial use the applicant shall submit a School Travel Plan for the consideration and the written approval of the Local Planning Authority and shall thereafter implement the agreed travel plan content within the timescale indicated in the plan.

Reason

In the interests of highway safety.

Condition (24)

The development shall not be occupied until a controlled pedestrian crossing point on Pontywindy Road has been provided in accordance with details that shall be firstly agreed in writing, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety.

- (ii) the applicant be advised of the comments of Natural Resources Wales; Dwr Cymru, Wales and West Utilities, Council's Ecologist, Senior Engineer (Land Drainage);
- (iii) the applicant be advised that the following policies of the Caerphilly Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2, CW15 and SP6.

16. CODE NO. 14/0094/COU - CHANGE OF USE FROM A1 RETAIL TO A2 FINANCIAL SERVICES AND FIRST FLOOR FLAT, RESIDENTIAL BATHROOM EXTENSION AT REAR AND PROVIDE NEW SHOP FRONT AND ALTERATIONS, 60 CARDIFF ROAD, CAERPHILLY, CF83 1JQ

Following consideration of the application it was moved and seconded that the recommendation contained 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 Dwr Cymru/Welsh Water;
- (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 CW14.

17. CODE NO. 14/0103/RET - RETAIN THE CHANGE OF USE FROM A DOMESTIC GARAGE TO A DOG GROOMING FACILITY, 19 CAE'R FFERM, CAERPHILLY, CF83 2QB

Councillor R. Gough declared an interest in that he is related to the applicant, and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the recommendation contained 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 Officers 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: SP6, CW2 and CW3.

18. 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.

19. PROPOSED REVIEW, EXTENSION AND RE-DESIGNATION OF BUTE TOWN CONSERVATION AREA

The report sought approval to review, extend and re-designate the Bute Town Conservation Area in order to fully align the Conservation Area Boundary with the boundary of the proposed Heritage Lottery Fund's Townscape Heritage grants programme area.

Having fully considered the report it was proposed and seconded that the recommendation contained therein be approved and by a show of hands this was unanimously agreed.

RESOLVED that both the existing Bute Town Conservation Area and the Article 4 Direction be reviewed and be the subject of a public consultation exercise, with the expectation that the conservation boundary will be re-designated accordingly and the effectiveness of the existing Article 4 Direction will be determined and if necessary replaced.

20. TOWN AND COUNTY PLANNING ACT 1990 - OBJECTION TO CAERPHILLY COUNTY BOROUGH COUNCIL TREE PRESERVATION ORDER 74 OF 2014 - LAND TO THE REAR OF BRYN MYNACH AVENUE, YSTRAD MYNACH

It was reported that the report had been deferred to allow further consultation with the Local Ward Member.

The meeting closed at 19.06 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 11th June 2014, they were signed by the Chair.

CHAIR