



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 11TH JUNE 2014 AT 5:00PM

PRESENT:

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

Councillors:

Mrs E.M. Aldworth, D. Bolter, J.E. Fussell, Mrs J. Gale, L. Gardiner, R.W. Gough, N. George, A.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver, 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), C. Campbell (Transportation and Engineering Manager), C. Davies (Senior Environmental Health Officer), C. Powell (Senior Planner), C. Boardman (Senior Planner), M. Davies (Principal Planner) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors M. Adams, J. Bevan, H.R. Davies and Mrs J. Summers.

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: 09/0614/OUT - Councillor A. Higgs, P/05/1683 - Councillor J. Taylor. Details are minuted with the respective items.

3. MINUTES – 14TH MAY 2014

RESOLVED that the minutes of the Planning Committee held on the 14th May 2014 (minute nos. 1-20; page nos. 1-8) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

No requests for site visits were received at the meeting.

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

5. PREFACE ITEM CODE NO. P/05/1091 - ERECT FIFTEEN NEW DWELLINGS LAND ADJACENT TO MARNE STREET, CWMCARN.

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

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 this application be refused.

6. ITEM CODE NO. 14/0280/FULL - ERECT RESIDENTIAL DEVELOPMENT LAND AT PLYNLIMON AVENUE, CROESPENMAEN, NEWPORT.

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) 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, Head of Public Protection, Senior Engineer(Land Drainage) and 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 CW3.

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

7. PREFACE ITEM CODE NO. 09/0614/OUT - LAND TO REAR OF TY FRY ROAD, ABERBARGOED, BARGOED.

Councillor A. Higgs declared an interest in that the applicant is know to him and left the Chamber when the application was discussed.

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 for the following reason this application be refused: -

In the absence of the completion of a Section 106 Agreement to provide £35,700 education contribution, and also to transfer to the Local Planning Authority a 10 metre wide strip of land along the eastern boundary to the site (as identified on drawing no. 1561.02C) in order to form a buffer zone to protect the existing Aberbargoed Grasslands site of Scientific Interest (SSSI) and nearby Aberbargoed Grasslands Special Area of Conservation (SAC), which will then be managed as a whole including the buffer zone by the Local Planning Authority, the proposal would be contrary to Policies SP6, SP7, SP10 and CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

8. CODE NO. 14/0073/LA - ERECT A PEDESTRIAN AND CYCLE BRIDGE, BARGOED WOODLAND PARK, COMMERCIAL STREET, ABERBARGOED, BARGOED.

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 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 CW4.
- (iii) the applicant be advised of the comments of Natural Resources Wales, Senior Arboriculture Officer (Trees), Senior Engineer (Land Drainage) and Council's Ecologist.

9. CODE NO. 14/0167/RET - RETAIN PIGEON LOFT IN REAR GARDEN, 18 BRISTOL TERRACE, BARGOED, CF81 8RF.

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 agreed by the majority present.

RESOLVED that for the following reason this application be refused: -

By virtue of its siting and size, the pigeon cote will have an overbearing impact on the amenity of the neighbouring dwellings and as such the proposal is contrary to 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 - SOUTH AREA.

10. PREFACE ITEM CODE NO. P/05/1683 - LAND AT AUSTIN GRANGE- BARTLETT STREET, CAERPHILLY.

Councillor J. Taylor declared an interest in that the applicant is well known to him and left the Chamber when the application was discussed.

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 agreed by the majority present.

RESOLVED that: -

- i) due to the exceptional circumstances relating to this application for outline consent for a residential development at Austin Grange, approval be granted on the basis of the conditions contained in the report as attached in Appendix 1 of the Preface Item and the following amended conditions and advisory note.

Amended Condition (13)

The reserved matters required above shall include the provision of appropriately landscaped public open space (excluding any children's play facilities) comprising of not less than 6% of the area of the application site.

Reason

In the interests of the amenity of the residents occupants.

Amended Condition (14)

Prior to the development hereby approved commencing, a scheme for dust mitigation during the construction phase must be submitted to an agreed in writing with the Local Planning Authority. The agreed scheme shall then be adhered to by the developer during construction of the site.

Reason

In the interests of 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

11. CODE NO. 13/0875/COU - CONVERT BARN INTO DWELLING, GWERN-Y-DOMEN, GWERN-Y-DOMEN FARM LANE, RUDRY, CAERPHILLY, CF83 3DG.

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

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Obligation requiring the payment of £5,500.00 (index linked) for each dwelling for highway improvements in the Caerphilly Basin area.
- (ii) upon completion of the legal agreement and subject to the conditions contained in the Officer's report this application be granted.
- (iii) the applicant be advised of the comments of the Transportation Engineering Manager, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Senior Arboriculture Officer (Trees), Glam/Gwent Archaeological Trust and Natural Resources Wales.
- (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, CW20 and NH1.5.

12. CODE NO. 14/0149/COU - CHANGE THE USE FROM A1 (SHOP) TO A3 (CAFÉ/RESTAURANT), THE CARD SHOP, UNIT 5, CWRT-Y-CASTELL, CAERPHILLY, CF83 1NU.

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 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 of the comments of the Head of Public Protection.
- (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: SP4, CW2, CW3, CW14, CW15 and TM1.9.

13. CODE NO. 14/0195/FULL - ERECT CLASS A1 FOOD STORE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING, UNITS 12 & 13 GALLAGHER RETAIL PARK, PARC PONTYPANDY, CAERPHILLY, CF83 3NL.

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 condition this application be granted.

Condition (20)

Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on site an 'Interim Certificate' issues by an accredited body, certifying that the development shall achieve Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO², (in accordance with the standards in effect at the date this permission is granted), shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.

Reason

To comply with the requirement of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.

Condition (21)

Unless otherwise agreed in writing with the Local Planning Authority, no building hereby permitted shall be occupied until a 'Final Certificate' issued by an accredited body, certifying that the building has achieved Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieved mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO² (in accordance with the standards effect at the date this permission is granted), has been provided to and its receipt acknowledged in writing by the Local Planning Authority.

Reason

To comply with the requirements of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Gwent Police, Wales and West Utilities, Senior Engineer (Land Drainage) and Council's Ecologist.
- (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, CW16, CW17 and CM2.2.

14. 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 17.45 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 9th July 2014, they were signed by the Chair.

CHAIR