



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT THE COUNCIL OFFICES, TREDOMEN ON WEDNESDAY, 8TH DECEMBER 2004 AT 5.00 P.M.

PRESENT:

Councillor S. Jenkins - Chairman
Councillor L.R. Rees - Vice - Chairman

Councillors:

M. Adams, P.C.W. Bailie, B.A. Barker, Mrs A. Blackman, D. Bolter, D.G. Carter, R. Cook, D. Cullen, W. David, J.R. Davies, M. Davies, K. Dawson, C.P. Duggan, J.O. Evans, J.E. Fussell, L. Gardiner, R.W. Gough, D.M. Gray, A.G. Higgs, G.J. Hughes, Ms. J.G. Jones, K. Lloyd, Miss. A. Morgan, M.H. Newman, D.J. Potter, G.D. Simmonds, A.S. Williams, T.J. Williams

Councillor E.K. Griffiths - Cabinet Member for Transportation and Planning

Together with:

P. Mears (Chief Planning Officer), T. Stephens (Development Control Manager), D. Perkins (Head of Legal Services), S. Burgess (Principal Engineer Highways), S. Jarrett (Senior Engineer), C. Davies (Environmental Health Officer), H.C. Morgan (Senior Committee Services Officer)

APOLOGIES

Apologies for absence were received from Councillors J. Bevan, K. James and D.T. Wiltshire.

1. DECLARATIONS OF INTEREST

Councillors S. Jenkins, J.E. Fussell P.C. W. Bailie, K. Lloyd and L. Gardiner declared an interest in applications P/04/1586, P/04/1493 and P/041621, P/04/1688, P/04/1658 and P/04/1752 (respectively). Other declarations were received during the course of the meeting. Details are minuted with the respective item.

2. MINUTES - 17TH NOVEMBER 2004

RESOLVED that the minutes of the meeting be approved and signed as a correct record.

Planning Committee 17th November 2004 (minute nos. 1 - 55, page nos. 1 - 13).

REPORTS OF OFFICERS

Consideration was given to the following reports.

3. Site Visit - Code No. P/04/1220 - Erect Three Storey Block of Five Flats Plus Parking on Plot 9, Kingswood Close, Hengoed

A representative of the objectors, Mr. M. Stephens, addressed the Committee. The applicant who had been advised was not present.

The Committee considered the views of the site visit held on 26th November 2004.

It was noted that since the preparation of the report a further plan has been received from the applicant identifying additional parking spaces.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) consideration of the application be deferred to the next meeting for a further report outlining possible reasons for refusal based on the effects on the residential amenity of the area and highway safety.

4. Site Visit - Code No. P/04/1466 - Construct Two Storey Rear Extension at 19 and 21, Fields Park Road, Newbridge

The Committee considered the views of the site visit held on 26th November 2004.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) for the reasons contained in the Officer's report, this application be refused.

5. Site Visit - Code No. P/04/1152 - Erect First Floor Rear Extension and Detached Garage at 6, Western Terrace, Crosskeys

The Committee considered the views of the site visit held on 26th November 2004.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) consideration of the application be deferred to the next meeting for a further report detailing conditions which could be attached to the grant of the application.

6. Site Visit - Code No. P/04/1586 - Change the Use from Agricultural to Business Use for the Purpose of Installing In-Car Electronics and Valeting on Part of Cowshed Building, Gelli Pistyll House, Elm Drive, Risca

The Chairman, Councillor S. Jenkins, declared an interest (as the objector is in the same ward party) and Councillor L.R. Rees took the Chair for this item only.

A representative of the objectors, Mr. D. Toomer, and the applicant, Mr. A. Williams,

addressed the Committee.

The Committee considered the views of the site visit held on 7th December 2004.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) subject to the conditions contained in the Officer's report and the following additional condition, this application be granted.

Additional condition (6)

The use hereby permitted shall cease on or before 31st December 2005.

Reason (6)

In order to assess the impact of the use on the residential amenities of the occupiers of dwellings within the vicinity of the site.

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

PREFACE ITEMS

7. **Consultation by Merthyr Tydfil County Borough Council - Remove/Variation of Conditions 1 & 2 of Planning Consent Ref: P/03/0012 (Relating to Access) - Land at Smithy's Cottage, Llancaiach House, off Shingrig Road, Treharris**

RESOLVED that Merthyr Tydfil Borough Council be notified that this Council has no objection to the application.

8. **Code No. P/99/0768 - Redevelop Former Colliery for Housing, Employment, Shop and Pub Including Land Reclamation and Conversion of Pit Head Buildings**

RESOLVED that:-

- (i) subject to the conditions contained in the report, the Masterplan and Design Brief be approved as the setting for the overall concept for the development of the whole site;
- (ii) the applicant be advised of the comments of CADW, Environment Agency and Welsh Water.

9. **Code No. P/04/0570 - Erect Three Storey Office Building, Fast Food Restaurant, Public House and Restaurant with Associated Parking on Land at Beech Cottage, Bridge Street, Newbridge**

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional condition (8)

Notwithstanding the submitted plans, no development shall take place until a revised internal road layout scheme has been submitted to and agreed in writing with the Local

Planning Authority. The development shall be carried out in accordance with the agreed scheme.

Reason (8)

In the interests of highway safety.

(ii) the applicant be advised of the comments of the Environment Agency (Wales).

Councillor M. Davies wished it recorded that he had voted against the motion to grant the application.

10. Code No. P/04/1179 - Convert Barn into Residential Use - Gwern Ty Isha Farm, Mill Road, Deri

RESOLVED that subject to the conditions contained in the Officer's preface report, this application be granted.

11. Code No. P/04/1437 - Retain Hardstanding to the rear of Capel's Garage, Fairview Garage, Pengam Road, Blackwood

RESOLVED that subject an amendment in condition (1) to read 'cars' and not 'vehicles' and to the conditions contained in the Officer's original report, this application be granted.

Councillors L. Gardiner and A.G. Higgs wished it recorded that they had voted against the motion to grant the application.

SCHEDULE 1 - OUTLINE APPLICATIONS

12. Code No. P/04/0864 - Erect Residential Development on Land Adjacent to White Rose Cottage, Commercial Street, Ystrad Mynach

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

13. Code No. P/04/1653 - Erect Residential Development on Land Adjoining 7, Mount Pleasant, Ynysddu

Having regard to the effect on adjoining development it was

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward members.

14. Code No. P/04/1658 - Erect Residential Development on Land Adjacent to Fern Cottages, Cwm Nant Gwynt, Aberbeeg

Councillor K. Lloyd declared an interest (as the applicant is his brother) and left the Chamber when the application was being discussed.

RESOLVED that:-

(i) subject to line 2 of condition (8) being amended to read "completed" and not "imported, the conditions contained in the Officer's report and the following

additional condition, this application be granted;

Additional condition (9)

This consent shall relate to a single dwelling only.

Reason (9)

To define the scope of the development.

- (ii) the applicant be notified of the views of the Chief Engineer (Highways) and the Chief Environmental Health Officer.

15. Code No. P/04/1683 - Erect Detached Dwelling on Land at The Hollybush Inn, Railway Terrace, Hollybush, Blackwood

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

SCHEDULE 2 - FULL APPLICATIONS

16. Code No. P/04/0302 - Erect Garage at 57, Hill Street, Rhymney

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

17. Code No. P/04/1127 - Construct Two Detached Dwellings at Plots 1 & 2 Ladysmith Road, Blackwood

Having regard to the effect on residential amenity and adjoining development it was

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward members.

It was noted that the objector and applicant would have the opportunity to speak at the meeting when the report of the site visit is considered.

18. Code No. P/04/1270 - Convert Existing Agricultural Barn to Two Dwellings at Cefncarnau-Fach Farm, Thornhill, Caerphilly

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicants be advised of the comments of the Chief Engineer (Drainage), Dwr Cymru and the Council's Ecologist.

19. Code No. P/04/1422 - Erect Farm Building at Cwm Miaren, South West of Cwm Farm, Bedwas

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

20. Code No. P/04/1456 - Erect Two Detached Houses with Integral Garages on Land Lying to the North of James Street, Markham

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

21. Code No. P/04/1472 - Construct Garage and Driveway at Yew Tree House, Commercial Road, Cwmfelinfach

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 Chief Engineer and Welsh Water.

22. Code No. P/04/1474 - Provide Additional Off Street Two Bay Parking Spaces on Land Adjacent to 35, Heol Cwarrel Clark, Energlyn, Caerphilly

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

23. Code No. P/04/1476 - Retain Stable for Horses at Stables, Upper Ocherwyth, Risca

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

24. Code No. P/04/1493 - Change the Use to Retail Warehousing at Unit 3C/3D Crossways Retail Park, Caerphilly

It was noted that had he been present, Councillor J.E. Fussell would have declared an interest (as the Company he is employed by has carried out work for the applicant) and left the Chamber when the application was being discussed.

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

25. Code No. P/04/1501 - Change the Use to an End of Life Vehicle Demolition Processing Plant at Coast to Coast, South Road, Penallta Industrial Estate, Ystrad Mynach

It was agreed that this application be deferred for further information.

26. Code No. P/04/1503 - Convert Existing Barn into Two New Houses at Cwrt Evan Barn, Llwyngoleu Farm, Heol Adam, Gelligaer, Hengoed

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

27. Code No. P/04/1516 - Erect Front Bay/Porch, Side and Rear Extensions at 222, Bedwas Road, Caerphilly

RESOLVED that:-

- (i) for the reasons contained in the Officer's report, this application be refused;
- (ii) the applicant be advised that more favourable consideration would be given to a resubmitted proposal involving the side and rear extensions only.

28. Code No. P/04/1563 - Operate a Private Hire Vehicle From 8am to 6pm, Monday to Friday from Dwelling at 35, Ridgeway, Machen, Caerphilly

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

29. Code No. P/04/1582 - Retain Barn for Storage, Animal Feed and Machinery Repairs at Pentre Poeth Farm, Graig-y-Rhacca, Machen

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be advised of the observations of the Environment Agency (Wales).

30. Code No. P/04/1594 - Erect New Detached Three Bedroom House on Land North of Old Level House, Brooklands Terrace, Cwmcarn

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward member.

31. Code No. P/04/1605 - Erect Double Storey Extension to Side, Lounge/Utility Room Ground Floor, Bedroom/En-Suite First Floor at 29, Castell Morgraig, Pontypany, Caerphilly

RESOLVED that:-

- (i) the application be deferred to allow neighbour notification to be carried out;
- (ii) once this has been undertaken and providing there are no substantive objections, subject to the conditions contained in the Officer's report, this application be granted.

32. Code No. P/04/1613 - Erect Industrial Unit at Sir Alfred Owen Way, Pontygwindy Industrial Estate, Caerphilly

RESOLVED that subject to the conditions contained in the Officer's report and the following additional condition, this application be granted.

Additional condition (4)

No stacks, ventilation equipment or external plant shall be erected at the building hereby approved without the agreement of the Local Planning Authority. Any such development shall be carried out in accordance with the agreed details.

Additional condition (5)

Prior to the occupation of the building hereby approved, the access to the site shall be altered in a manner to be first agreed in writing with the Local Planning Authority. The alterations shall be carried out in accordance with the agreed details.

Reason (4)

To prevent noise nuisance.

Reason (5)

In the interests of highway safety.

33. Code No. P/04/1622 - Retain the Change of Use to Garden and Relocate Boundary Fence at 16, Clos Gwastir, Castle View, Caerphilly

RESOLVED that:-

- (i) for the reasons contained in the Officer's report, this application be refused:
- (ii) Officers be authorised to take enforcement action to seek the restoration of the land to its former condition and use.

34. Code No. P/04/1630 - Convert Building to Dwelling at Former Gospel Hall, Lower Francis Street, Abertridwr

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be advised of the observations of Welsh Water, Transport, Chief Environmental Health Officer, Environment Agency (Wales) and Western Power.

35. Code No. P/04/1646 - Construct Detached Dwelling at Plot 1, McLaren Fields, Abertysswg

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 Chief Engineer (Highways and Drainage), Chief Environmental Health Officer and Dwr Cymru.

36. Code No. P/04/1660 - Change the Use of Residential Dwelling to a Mixed Use as a Residential Dwelling and Operating Centre for Chauffeur Driven Wedding Car Hire Service at 23, Gellideg Close, Maesycwmmmer, Hengoed

RESOLVED that subject to the conditions contained in the Officer's report, this

application be granted.

37. Code No. P/04/1672 - Convert Roof Space to Form Additional Flat at Flat Development Approved Under Reference P/04/0607 at 59, St. Mary Street, Risca

It was agreed that this application be deferred for further information.

38. Code No. P/04/1678 - Site Mobile Home for a Temporary Period on Land Within the Curtilage of Green Yard Farm, Rudry, Caerphilly

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

39. Code No. P/04/1691 - Site a Portable Office at B.S.W. Timber, Senghenydd Sawmill, Senghenydd, Caerphilly

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

40. Code No. P/04/1697 - Partly Demolish and Erect Single Storey Extension to Existing Community Hall at Glanynant Memorial Hall, Pengam Road, Glanynant, Blackwood

Councillor R.W. Gough declared an interest (as he has assisted the applicants in their application for funding) and left the Chamber when the application was being discussed.

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

41. Code No. P/04/1698 - Erect Conservatory to Front of Property at 23, Cefn Road, Upper Deri, Bargoed

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward member.

42. Code No. P/04/1707 - Change the Use to Chinese Takeaway at 9, Thomas Street, Abertridwr, Caerphilly

RESOLVED that providing there are no material planning objections received before 11th December 2004, subject to the conditions contained in the Officer's report, this application be granted.

43. Code No. P/04/1722 - Erect Single Storey Extension Over Garage at Drws y Coed, 18 Lon Pennant, Cwm Gelli, Blackwood

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

44. Code No. P/04/1729 - Create Access for Disabled at Cwmfelin Community Church, Maindee Road, Cwmfelinfach

RESOLVED that providing there are no substantive objections received before 15th December 2004 subject to the conditions contained in the Officer's report, this application be granted.

45. Code No. P/04/1737 - Construct Changing Rooms at Abercarn, Bowels Club, Abercarn Welfare Ground, Abercarn

RESOLVED that providing there are no substantive objections received before 14th December 2004 subject to the conditions contained in the Officer's report, this application be granted.

46. Code No. P/04/1746 - Erect Two Storey Rear Extension, New Rear Fire Escape, Internal Alterations and Change of Use of Adjoining Building at Club Lennox, West Street, Bargoed

RESOLVED that:-

- (i) providing there are no material planning objections received before the expiry of the publicity period, subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be notified of the comments of the Chief Environmental Health Officer.

47. Code No. P/04/1748 - Erect Extension to Rear for Three Bedrooms, Kitchen, Bathroom, Lounge and Extend Shop to the Front at The Newsagent, Abernant Road, Markham, Blackwood

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

SCHEDULE 3 - RESERVED MATTERS FOR APPROVAL

48. Code No. P/04/1086 - Erect 35 Houses, Garages and Associated Works on Land off Glyngaer Road, Gelligaer, Hengoed

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be notified of the comments of the Chief Engineer (Drainage and Highways), Chief Environmental Health Officer, Welsh Water, Environment Agency (Wales), Transco, Western Power and reminded of the need for compliance with the conditions attached to the outline planning permission for the site.

SCHEDULE 8 - DEVELOPMENT BY LOCAL PLANNING AUTHORITY

- 49. Code No. P/04/1434 - Construct a Natural Reed Bed Recycling Facility with Gully Cleansing Material B4254 at Coed Top Hill, Gelligaer**

Having regard to the effect on adjoining development it was

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward members (St Cattwg and Nelson).

- 50. Code No. P/04/1535 - Undertake Environmental Improvement Works Comprising Landscaping, Footpaths, Lighting and Construction of Garages and Utility Rooms to Properties on Land North of Tanybryn, 4 and 13 Brynhyfryd Terrace and 10 and 15 Brookfield Avenue, Rhymney**

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

- 51. Code No. P/04/1621 - Erect Two Extensions onto Existing School Hall/Kitchen, Creating Two New Dining Areas and Replace Windows to Lower Building at St. Cenydd Comprehensive School, St. Cenydd Road, Trecenydd, Caerphilly**

It was noted that had he been present, Councillor J.E. Fussell would have declared an interest (as the Company he is employed by has carried out work for the applicant) and left the Chamber when the application was being discussed.

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the applicant be notified of the observations of the Chief Environmental Health Officer.

- 52. Code No. P/04/1638 - Change the Use from Car Parking to Public Open Space including Rationalisation and Resurfacing of Paths, Planting and Fencing at Grays Gardens, Graig-y-Rhacca, Caerphilly**

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

- 53. Code No. P/04/1688 - Carry Out Window Replacement Scheme at Hafod Deg Day Centre, High Street, Rhymney**

Councillor P.C.W. Bailie declared an interest (as he owns a property in close proximity to the premises) and left the Chamber when the application was being discussed.

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

54. Code No. P/04/1752 - Construct Timber Boardwalk and Steps to Form a New Pedestrian Route between the Village Hall and the Playing Field on Embankment Adjacent to Argoed Village Hall, Argoed, Blackwood

Councillor L. Gardiner declared an interest (as Chairman of Argoed Community Council) and left the Chamber when the application was being discussed.

RESOLVED that providing there are no material planning objections received before 10th December 2004 subject to the conditions contained in the Officer's report, this application be granted.

55. Items for Information

The following items were reported and noted:-

- (a) Applications determined by delegated powers
- (b) List of planning applications, which are out of time/not dealt with within 8 weeks of date of registration;
- (c) Applications awaiting completion of a Section 106 Agreement;
- (d) Outstanding Appeals 2003/2004;
- (e) Section 78 Appeal by Mr. A. A. Wallace Against the Refusal of Application P/03/1560 for the Erection of a First Floor Bathroom Extension at 18 Commercial Road, Abercarn;
- (f) Section 78 Appeal Against the Refusal to Grant Planning Permission for a Proposed Two Storey at 24 Meadow Way, Castle View, Caerphilly - Application No. P/04/0426;
- (g) Section 78 Appeal Against Refusal to Grant Planning Permission for the Erection of a Two-Storey Side Extension at 9 Chester Court, Caerphilly - Application No. P/03/1632;
- (h) Section 174 Appeal Against the Service of an Enforcement Notice in Respect of Operations at Graig yr Hufen, Nelson Road, Senghenydd.

EXEMPT MATTERS

RESOLVED that in accordance with Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting because of the disclosure to them of exempt information under paragraphs 8 and 9 of Part 1 of Schedule 12A of the Local Government Act 1972.

56. Enforcement Report EE/00/2820 - Use of Buildings for Storage of Motorcycles at Units 1 and 3 Beehive Buildings, Crumlin Road, Crumlin

RESOLVED that :-

- (i) no further action be taken as a breach of planning control cannot be proven and the storage of motorcycles and associated parts is not considered to be adversely affecting the amenity of the neighbourhood.
- (ii) Officers continue to monitor the site.

The meeting closed at 6.50 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 5th January 2005 they were signed by the Chairman.

CHAIRMAN