



PLANNING COMMITTEE

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH
(CHAMBER)
ON WEDNESDAY, 9TH MARCH 2016 AT 5:00PM**

PRESENT:

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

Councillors:

M. Adams, Mrs P. Cook, Mrs J. Gale, R.W. Gough, C. Hawker, A.G. Higgs, A. Lewis, K. Lloyd, D. Rees, J. Simmons and J. Taylor.

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), M. Davies (Principal Planner), P. Den Brinker (Principal Planner), R. Amundson (Principal Planner), C. Boardman (Senior Planner), A. Pyne (Senior Planner) and E. Sullivan (Democratic Services Officer).

APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, D. Bolter, J.E. Fussell, L. Gardiner, Mrs G.D. Oliver and Mrs E. Stenner.

1. DECLARATIONS OF INTEREST

Declaration of interest were received at the start of the meeting as follows: 15/0567/OUT – Councillor D. Rees and 16/0001/FULL – Councillor W. David, details are minuted with the respective item.

2. MINUTES – 10TH FEBRUARY 2016

RESOLVED that the minutes of the Planning Committee held on 10th February 2016 (minute nos. 1-11) be approved and signed as a correct record.

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

3. PREFACE ITEM CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE, BLACKWOOD.

Councillor D. Rees declared an interest in that he had previously played golf at the site, had made a planning enquiry on behalf of the applicant and has a friend who has objected to the application and left the Chamber when the application was discussed.

Mr K. Powe and Councillor R. Saralis spoke on behalf of local residents in objection to the application and Mr J. Price the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred for a further report with reasons for refusal in that the application site is outside the settlement boundary as defined in the current Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and is therefore contrary to policy, the application would cause an unacceptable loss of green space and that as a candidate site within the deposit LDP this application is premature as it would undermine the current consultation process, negating the public's right to comment. By a show of hands (and in noting there were 2 against) this was agreed by the majority present.

RESOLVED that the application be deferred for a further report with reason for refusal in that: -

- (i) the application site is outside the settlement boundary as defined in the current Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and is therefore contrary to policy.
- (ii) the development would cause an acceptable loss of green open space.
- (iii) as the development is a candidate site within the deposit LDP, the application is premature and would undermine the current consultation process, negating the public's right to comment on the proposal.

4. CODE NO. 14/0455/FULL – DARRAN FARM, ARGOED, BLACKWOOD.

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 (and in noting there was 1 against) this was agreed by the majority present.

Members also requested that the applicant be written to and encouraged to contact the local community with a view to discussing the possibility of providing community benefit, which is in line with Technical Advice Note 8 – Renewable Energy.

In accordance with Rule of Procedure 15.5 Councillor K. Lloyd wished it recorded that he had voted against the application.

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, CW4 and CW6;

- (iii) the applicant be advised of the comments of the Senior Engineer (Land Drainage), CADW, Rights of Ways Officer and Natural Resources Wales.

5. CODE NO. 15/1258/FULL – LAND AT PENYWRLOD, GELLIGAER, HENGOED.

Councillor W. David declared an interest in that having previously expressed his objections to the development he had a closed mind, but reserved his right to address the Committee as the Local Ward Member for St Cattwg Ward, and would then leave the Chamber directly after his statement.

It was noted that this application had been subject to a site visit on Monday 7th March 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

Councillor W. David spoke as the Local Ward Member for the St. Cattwg Ward on behalf of residents in objection to the application and left the Chamber directly after his statement. Mr C. Griffiths the applicant's agent spoke in support of the application.

Following consideration 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, CW3, CW4 and CW10;
- (iii) the applicant be advised of the comments of this Council's Ecologist, Dwr Cymru/Welsh Water, Wales and West Utilities, Head of Public Protection, Glamorgan/Gwent Archaeological Trust and Head of Public Services.

6. CODE NO. 15/0022/FULL – 11 DENBIGH CLOSE, CEFN FFOREST, BLACKWOOD, NP12 1JH.

Following consideration of the application it was moved and seconded that the recommendation contained within 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 Council's Ecologist;
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2.

7. CODE NO. 16/0111/FULL – 38 BURNET DRIVE, PONTLLANFRAITH, BLACKWOOD, NP12 2FN.

Following consideration of the application it was moved and seconded that the recommendation contained within 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 following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA.

8. PREFACE ITEM CODE NO. P/06/0037 – WATERLOO WORKS, MACHEN.

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

RESOLVED that: -

- (i) the Section 106 Agreement associated with planning approval P/06/0037 be progressed on the basis of the advice in the above report i.e. a contribution of £2,599,000 and the provision of 2.5 acres of land towards the erection of a school the financial payment to be made on the commencement of the construction of the 100th house at the site, and the provision of 1.5 acres of land for affordable housing.

9. CODE NO. 15/0781/ROMPSP – THE SENGHENYDD MINERALS SITE, GRAIG-YR-HUFEN ROAD, SENGHENYDD, CAERPHILLY, CF83 4BW.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officers 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 revised and additional conditions this application be granted.

New Condition 01

Nothing other than non-hazardous brick, stone, concrete, builders' rubble and colliery spoil shall be deposited or treated at the site.

Reason

Other waste materials raise environmental and amenity issues that would require consideration afresh.

New Condition 02

Within three months of the approval of conditions an Ecological Survey shall be undertaken within the planning permission area and a report shall be submitted for the approval of the Local Planning Authority setting out the results of the survey together with any mitigation measures. The approved mitigation measures shall be implemented for the duration of the development and the results of the survey shall be used to inform the design of the restoration scheme.

Reason

To safeguard nature conservation interests and to ensure satisfactory restoration of the site once operations cease.

New Condition 03

The maximum number of vehicle trips to or from the site shall not exceed 16 each day.

Reason

In the interest of highway safety.

Revised Condition 16

No materials, waste, arisings, stockpiles or plant shall be stored or operated within the area of the Nant Cae'r Moel Swamp and Woodland Site of Importance for Nature Conservation outside the land identified in Condition 02 (the hatched area of land) and no such material shall be permitted to fall, be washed or blown into it.

Reason

To protect the features of nature conservation interest for which the SINC has been designated.

Additional Condition 21

The site as defined by condition 22 below shall be used only for: -

- (a) the treatment and disposal of colliery rubbish presently on the land, including the dry screening of burned material and washing of unburned material and export of the resulting products from the site.
- (b) the crushing and screening of imported materials, blending with indigenous materials and export of the resulting products from the site and it shall not be for any other purpose whatsoever.

Reason

In order to protect the visual and residential amenity of the area.

Additional Condition 22

The development the subject of this determination shall be limited to the area covered by sections A-A and E-E as defined by the 1955 permission E5907/CUDC 1722. The area covered by section A-A is indicated by the hatched area on the plan attached to the determination.

Reason

To define the extent of the permission and the area to which the conditions apply.

10. CODE NO. 15/1083/COU – UNIT 3, PANTGLAS INDUSTRIAL ESTATE, BEDWAS, CAERPHILLY, CF83 8DR.

It was noted that this application had been subject to a site visit on Monday 7th March 2016, a briefing note on the questions raised and answers given was tabled at the meeting, summarised by the Planning Officer and are appended to these minutes.

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) 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, CW4 and CW5.

11. CODE NO. 16/0001/FULL – 1 OAK LANE, ROYAL OAK, MACHEN, CAERPHILLY, CF83 8SQ.

Mrs Gettins spoke in objection to the application and Mrs Loftus, the applicant spoke in support of the applications.

Following consideration of the application it was moved and seconded the application be deferred for a further report with suitable conditions attached to grant permission for a temporary period of 12 months in order to assess the impact of the development on residential amenity and by show of hands (and in noting there were 4 against) this was agreed by the majority present.

RESOLVED that the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting for a temporary period of 12 months.

12. WELSH GOVERNMENT CONSULTATION REVISIONS TO TECHNICAL ADVICE NOTE 20: PLANNING AND THE WELSH LANGUAGE.

The Development Control Manager introduced the report which sought Members views on a consultation document from Welsh Government in relation to changes to Technical Advice Note 20: Planning and the Welsh Language and to consider the Council's response.

Members were referred to section 4.2 of the report which detailed the consultation questions and the answers recommended by Officers.

Having fully considered the consultation questions and the answers from Officers it was moved and seconded that they be forwarded to Welsh Government as this Council's response to the consultation process and by show of hands this was unanimously agreed.

RESOLVED that the answers as detailed in the Officer's report be forwarded to Welsh Government as this Council's response to the consultation process.

13. ITEMS FOR INFORMATION

The following items were received 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) Appeals outstanding and decided.

The meeting closed at 19.23pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 6th April 2016, they were signed by the Chair.

CHAIR