



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 3RD AUGUST 2016 AT 5:00PM

PRESENT:

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

Councillors:

M. Adams, J. Bevan, D. Bolter, Mrs P. Cook, J.E. Fussell, Ms. J. Gale, R.W. Gough, C. Hawker, A. Lewis, D. Rees, J. Simmonds, Mrs E. Stenner and J. Taylor.

Together with:

C. Harrhy (Corporate Director, Communities), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), P. Den Brinker (Principal Planner), M. Davies (Principal Planner), R. Amundson (Principal Planner), C. Boardman (Senior Planner), A. Pyne (Senior Planner) and E. Sullivan (Democratic Services Officer).

CHAIR'S ANNOUNCEMENT

The Chair advised Members that Mr Tim Stephens, Interim Head of Planning had recently been admitted to hospital with appendicitis, on behalf of the Committee he wished Mr Stephens a speedy recovery following his surgery and asked that a letter be sent in this regard.

1. APOLOGIES

Apologies for absence had been received from Councillors A.G. Higgs, L. Gardiner, K. Lloyd, Mrs G. D Oliver and Mrs J. Summers and Mr T. Stephens (Interim Head of Planning).

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the start or during the course of the meeting.

3. MINUTES – 6TH JULY 2016

RESOLVED that the minutes of the Planning Committee held on 6th July 2016 (minute nos. 1-11) be approved and signed as a correct record.

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

4. CODE NO. 15/0311/FULL – BRYNHYFRYD, 6 OLD PARISH ROAD, HENGOED.

Mrs M. Lippard the applicant spoke in support of the application.

It was noted that the application had been subject to a site visit on Monday 1st August 2016 a briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Following consideration of the application it was moved and seconded the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting. By show of hands (and in noting there were 13 against), the motion was declared lost.

It was moved and seconded that the recommendation contained in the Officer's report be approved and by show of hands (and in noting there were 2 against), this was agreed by the majority present.

RESOLVED that this application be REFUSED.

Reason

The proposed development, due to its siting and scale, will have an overbearing impact on, and result in loss of an open aspect southwards for the neighbouring property at 21 Cae Canol, to the detriment of the amenity of the occupiers of that dwelling contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

5. CODE NO. 16/0488/FULL – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED.

It was noted that since the production of the Officer's report a letter had been received from Natural Resources Wales requesting a condition in relation to surface water drainage be attached to any permission, in order to safeguard Nelson Bog SSSI.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved, subject to an additional condition and by show of hands this was unanimously agreed.

RESOLVED that: -

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

Additional Condition (3)

The development hereby permitted shall not be commenced until a scheme detailing how surface water will be managed has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and maintained as approved.

Reason

To ensure adequate drainage and to safeguard the features of special interest at Nelson Bog SSSI.

- (ii) the application be advised of the comments of the 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: SP5, CW15, SP6, CW22, MN1.2, SP10, CW4, NH1.3, SP21, CW3 and CW2.

6. CODE NO. 16/0569/FULL – 54 CROWN LANE, PONTLLANFRAITH, BLACKWOOD.

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 policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2.
- (ii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisation/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

This Standing Advice is valid from 1st January 2015 until 31st December 2016.

7. CODE NO. 16/0453/FULL – ROSEBANK COTTAGE, BROOKSIDE BUNGALOWS, CWMGELLI, BLACKWOOD, NP12 1BQ.

It was reported that the application had been deferred to allow consultation to take place on the amended plans submitted to the Planning Authority since the production of the Officer's report.

8. CODE NO. 16/0395/NCC – 3 COMMERCIAL BUILDINGS, OAKDALE, BLACKWOOD, NP12 0LB.

Following consideration of the application it was moved and seconded that the application be approved subject to an amendment to the Sunday operating hours so that the establishment would close at 10:30pm. By show of hands and in noting there were 10 against, the motion was declared lost.

It was moved and seconded that the recommendation contained within Officer's report be approved and by show of hands and in noting there 3 against this was agreed by the majority present.

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

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

9. PREFACE ITEM CODE NO. 15/0442/OUT - LAND AT ABERTRIDWR ROAD, PENYRHEOL, CAERPHILLY.

Following consideration of the application and the advice contained in the Officer's Preface Report and the recommendation contained in the Officer's Original Report, it was moved and seconded that the application be refused, with reasons for refusal based on highway safety and the detrimental impact on residential amenity caused by the loss of the lay-by. By show of hands and in noting there were 10 against, the motion was declared lost.

In accordance with rule of procedure 15.5 Councillor J. Taylor wished it recorded that he had voted for the motion.

It was moved and seconded that the recommendation contained in the Officer's Original report be approved and by show of hands and in noting there were 4 against this was agreed by the majority present.

In accordance with rule of procedure 15.5 Councillor J. Taylor wished it recorded that he had voted against the application.

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement for the provision of 30% Affordable Housing and Open Space provision;
- (ii) on completion of the agreement and subject to the conditions contained in the Officer's report this application be granted;
- (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 CW4;
- (iv) the applicant be advised of the comments from Dwr Cymru/Welsh Water, Transportation Engineering Manager and Wales and West Utilities.

10. CODE NO. 16/0158/FULL – MAPLEDENE, 10 DAN-Y-COED, CAERPHILLY.

Mr M. Starr spoke on behalf of the applicant in support of the application.

It was noted that since the production of the Officer's report a further email of objection had been received, sent via the office of Wayne David MP and Caerphilly Town Council had also raised an objection to the application, the Officer summarised the objections contained therein.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by show of hands and in noting there was 1 abstention this was agreed by the majority present.

RESOLVED that this application be REFUSED.

Reason (01)

The development by reason of its siting and scale, in particular its close proximity to the boundary would have an unacceptable overbearing impact and result in a significant reduction in light and outlook from fenestration on the western wide elevation presently enjoyed by the occupier of the adjacent property, Drywsnant, 9 Dan-y-coed contrary to criterion A of Policy CW2 (Amenity) of the Caerphilly County Borough Council Local Development Plan up to 2021 – Adopted November 2010.

Reason (02)

The development by reason of its scale and design on a site of limited width would constitute an over dominant and cramped form of development out of keeping with the general pattern and character of the area unacceptably detracting from its attractive qualities and distinctiveness contrary to Criterion B of Policy SP6 (Placemaking) of the Caerphilly County Borough Council Local Development Plan up to 2021 – Adopted November 2010.

11. CODE NO. 16/0533/LA – LAND ADJACENT TO OLD NANTGARW ROAD, GROESWEN, CARDIFF.

Mrs C. Monahan spoke on behalf of local residents in objection to the application; Ms J. Foster on behalf of GE Aviation also spoke in objection to the application.

During the course of debate it was moved and seconded that the application be deferred for further information in relation to the actual depth of the graves and mini-graves, the lack of sustainability in terms of pedestrian and public transportation accessibility and statistical comparative data on cemetery visitor numbers particularly around national/religious holidays, e.g Palm Sunday, Easter, Mother's Day, Father's Day etc. and to allow the appropriate Officer's to be in attendance and by show of hands this was unanimously agreed.

RESOLVED that the application be deferred for further information.

12. CODE NO. 16/0437/RET – 74 HALF ACRE COURT, CAERPHILLY.

Mrs A. Pronger the applicant and Councillor M. Prew spoke in support of the application.

It was noted that this application had been subject to a site visit on Monday, 3rd August 2016 a briefing note on the concerns raised was summarised by the Officer and is appended to these minutes.

It was also noted that since the production of the Officer's report letter of representation had been received and the Officer summarised the concerns raised therein.

Following consideration of the application it was moved and seconded that the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting and by show of hands an in noting there were 2 against this was agreed by the majority present.

Councillor D. Bolter 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 the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting.

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 19.50pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th September 2016, they were signed by the Chair.

CHAIR