



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 8TH FEBRUARY 2017 AT 5PM

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.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, J. Simmonds,
Mrs J. Summers, Mrs E. Stenner

Cabinet Member for Regeneration, Planning and Sustainable Development - Councillor
K. James

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), C. Powell (Principal
Planner), P. Den Brinker (Team Leader East), A. Pyne (Area Senior Planner), M. Davies
(Team Leader South), M. Noakes (Senior Engineer, Highway Planning), G. Mumford
(District Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors P.J. Bevan and J. Taylor.

2. DECLARATIONS OF INTEREST

Councillor D. Bolter declared an an interest in agenda item 7 - 15/0782/FULL. Details are
minuted with the respective item.

3. MINUTES - 11TH JANUARY 2017

RESOLVED that the minutes of the Planning Committee held on 11th January 2017
be approved and signed as a correct record.

4. PREFACE ITEM CODE NO. 16/0883/FULL - NELSON RUGBY FOOTBALL CLUB AND LLWYN-YR-EOS PLAYING FIELD, HEOL LLYSWEN, NELSON, TREHARRIS

It was noted that the application had been subject to a site visit on Monday 9th January 2017.

Councillor S. Morgan and Mr Matthew Pearson spoke in support of the application.

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

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

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

5. CODE NO. 16/0899/FULL - FACTORY UNIT EXTENSION, PENGAM ROAD, ABERBARGOED

It was noted that the application had been subject to a site visit on Monday 6th February 2017. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

It was also noted that since the preparation of the report a further response has been received making eight in total. Further conditions are also proposed.

Councillor K.V. Reynolds spoke in objection to the application and Mr Peter Benson, the agent, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the proposed additional conditions, the recommendations contained in the Officer's report be approved. An amendment was moved and seconded that the application be deferred to allow further information to be sought about the proposed occupier of the premises.

By a show of hands, and in noting there were 2 against and 2 abstentions, the amendment was agreed by the majority present. As such the motion fell and the amendment was declared carried.

RESOLVED that the application be deferred to allow further information to be sought about the proposed occupier of the premises.

6. 16/1084/FULL - ERECT TWO-STOREY ANNEXE TO EXISTING DWELLING AT PEN-DERI FARM, PEN-DERI FARM LANE, ARGOED

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

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

7. 15/0782/FULL - ERECT RESIDENTIAL DEVELOPMENT FOR 45 DWELLINGS ON LAND AT WOODFIELD PARK LANE, PENMAEN, OAKDALE

Councillor D. Bolter declared a prejudicial interest (in that a close friend lives opposite the site) and left the Chamber when the application was discussed.

Councillor R. Saralis and Mr Terry Morgan spoke in objection to the application and Mr Robert Chichester, the applicant's agent, spoke in support of the application.

It was noted that the application had been subject to a site visit on Monday 6th February 2017. 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 that the application be deferred for a further report for reasons for refusal as the proposed development is outside the settlement boundary, on a green wedge, within a site of importance for nature conservation and there are concerns for highway safety. By a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for reasons for refusal as the proposed development is outside the settlement boundary, on a green wedge, within a site of importance for nature conservation and there are concerns for highway safety.

8. 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 6.40pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 7th March 2017, they were signed by the Chair.

CHAIR

MEMBERS SITE VISIT - 6TH FEBRUARY 2017

PLANNING APPLICATION REFERENCE: 16/0899/FULL

PROPOSED DEVELOPMENT: Re-develop and refurbish existing factory building(s) into a food/pharmaceutical/high care manufacturing facility, existing use class of building is B2, with some ancillary elements of B1 & B8

LOCATION: Factory Unit, Pengam Road, Aberbargoed, Bargoed

MEMBERS PRESENT: D Carter, W David, K Reynolds, M Adams, A Lewis, J Gale, P Cook, E Stenner

Members met at the northern entrance gate to the site. Access into the site was not possible as the applicant was delayed by traffic. The case officer explained that the application is principally for the raising of the height of the building by approximately 7 metres. The proposed plans were inspected and it was noted that the northern elevation which currently has two loading bay type doors will in the proposed elevation have no openings facing the residential dwellings to the north. It was explained that the proposal includes the removal of certain features such as storage tanks to the front of the building and their replacement with additional parking spaces. The case officer explained that the submitted details do not currently include any means of ventilation or flues and should they be required that applicant would have to make a separate application for planning permission

The following points were raised by members, and answers were provided:

- It was explained that residents had raised concerns regarding the traffic associated with the previous use and whether the new occupiers would give rise to similar issues. In terms of parking the Highway Officer explained that because the footprint of the building is not significantly affected the applicant had not been required to submit a traffic assessment neither had the parking provision been reviewed, however it is noted that the proposed details indicate additional parking spaces. The case officer was requested by members to seek additional background information regarding the anticipated traffic movements of the future occupiers.
- With regard to emissions members pointed out that as a food manufacturer this is a use that would likely require some type of ventilation. The case officer explained that additional information had been sought but the applicant could only offer approximate details of the location of details such as flues and this would not be sufficient in itself to enable the Environmental Health Department to make any informed observations or comment. The application is therefore proceeding on the basis of the submitted details, i.e. a building without flues.
- A question was raised regarding the proposed hours of operation. The case officer explained that as the application did not propose a change of use this issue had not been explored. Members requested that the case officer seek to obtain further background information.
- It was noted by members that there are security lights attached to the northern elevation of the existing building
- Members explained that there have been concerns raised regarding the increased height of the building and its impact upon the nearest properties to the north. From the northern entrance it was noted that the existing factory building is at a lower level than the houses and there is already some tree screening along part of the boundary. The case officer pointed out that the indicative drawing do show some additional planting in an area that has previously been used for external storage in the past but if the development is allowed this would assist the screening of the higher building. Members moved to the nearby residential street to view the existing tree planting at the boundary and noted that it currently does provide screening for the residential dwellings towards the middle and eastern section of the street.

MEMBERS SITE VISIT - 6TH FEBRUARY 2017

PLANNING APPLICATION REFERENCE: 15/0782/FULL

PROPOSED DEVELOPMENT: Erect residential development for 45 dwellings, associated highway infrastructure and open space

LOCATION: Land at Woodfield Park Lane, Penmaen, Oakdale, Blackwood

MEMBERS PRESENT: D Carter, W David, M Adams, A Lewis, J Gale, P Cook

The case officer explained that the application is a full planning application for the residential development of 45 houses including 10 affordable units. It was also explained that the site is located in a green wedge and within the Blackwood Riverside Woodland SINC. A small copse is situated along the eastern boundary fronting Oakdale Terrace, which is protected by a tree preservation order.

The following points were raised by members:

Members raised a question regarding the green wedge status of the land. The case officer clarified for Members the site is located within the Northern Connections Corridor, which focuses development on both brownfield and greenfield sites. It was also indicated that the site is in a sustainable location, within walking distance of services and facilities of Oakdale and Blackwood.

Members raised concern regarding highway safety. The Highways Officer confirmed that the proposed new junction offered more than adequate visibility splays, (2.4m x 120m in each direction) and in this respect there was no highway objection to the development subject to conditions. The speed of traffic along Oakdale Terrace was also raised and the Highway Officer confirmed that the available visibility at the new road junction surpassed the national design standards and was acceptable based on the speed of traffic.

The landscaping and ecology of the site was discussed. It was confirmed that the development would not result in the loss of the copse situated along the frontage. The hedgerow along the northern boundary would be retained but two new pedestrian links would be provided to link with the neighbouring playground/allotments and links to shops etc. The hedgerow along the frontage would be removed to accommodate the access road but a new hedgerow is to be planted where fence lines occur.

In terms of bats and birds, it was explained that given that the copse and the majority of the existing hedgerows are to remain, and with the additional hedge planting proposed there would be no adverse impact upon the species. Conditions are proposed to ensure biodiversity enhancements by the provision of bat and bird boxes in the development.

It was confirmed the ecological surveys undertaken found no evidence of dormice or badgers. There is low potential for reptiles and in this respect a condition is proposed requiring a reptile clearance method statement to ensure those reptiles are protected.

The site comprises species rich grassland which would be lost as a result of the development and as such grassland compensation is sought. Members requested clarification regarding the area of grassland involved. The grassland area amounts to 1.4 hectares of which about 1.2 hectares will be available for translocation. Of the 1.2 hectares about 75% will be translocated to a Council owned site. The percentage of grassland translocated will depend on its quality and conditions at the receiver site. The applicant will be required to enter into a Section 106 Agreement and pay a commuted sum of £78,260 for the translocation works and 25 year maintenance plus an additional amount totalling £31,917 to replace fence and gates if the developer did not choose to carry out these boundary maintenance works.