



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 18TH APRIL 2018 AT 5:00PM

PRESENT:

Councillor M. Adams - Chair
Councillor W. David - Vice-Chair

Councillors:

C. Andrews, A. Angel, M. Davies, R.W. Gough, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Ridgewell, J. Simmonds, A. Whitcombe, R. Whiting and T.J. Williams.

Together with:

T. Stephens (Interim Head of Planning), R. Crane (Solicitor), R. Amundson (Principal Planner), C. Boardman (Principal Planner), G. Mumford (Environmental Health Officer), M. Noakes (Senior Engineer, Highway Planning), A. Pyne (Senior Planner), E. Rowley (Senior Planner) and C. Forbes-Thompson (Interim Head of Democratic Services).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs E.M. Aldworth, J. Bevan, J.E. Fussell, A.G. Higgs, and J. Taylor.

2. DECLARATIONS OF INTEREST

There were no declaration of interest were received.

3. MINUTES – 21ST MARCH 2018

It was moved and seconded that the minutes of the meeting held on the 21st March 2018 be agreed as a correct record and by a show of hands this was unanimously agreed:

RESOLVED that the minutes of the Planning Committee held on 21st March 2018 (minute nos. 1- 8) be approved and signed as a correct record.

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

4. PREFACE ITEM CODE NO. 18/0036/COU - 15 Woodbine Road, Blackwood

Mr Howard Evans spoke in objection to the application and Mr Mark Fletcher, the applicant

spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

Following consideration of the Preface Report and the Officer's Original Report it was moved and seconded that the recommendation contained therein be unanimously approved.

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;

Additional Condition (2)

Notwithstanding the submitted plans, amended details shall be submitted to the Local Planning Authority for their written approval showing the proposed access to the site directly off Woodbine Road, details of driveway materials, and alterations to the existing boundary wall to achieve suitable visibility splays for vehicles exiting the site. The development shall not be occupied until these highway improvement works have been undertaken in accordance with the agreed scheme, and no obstruction or planting when mature exceeding 0.9m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay area.

Reason

In the interests of highway safety.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and The Council's Ecologist.
- (iii) the applicant be advised that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2, CW3.
- (iv) the proposed development lies within a coal mining area which may contain unrecorded coal 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.

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

5. CODE NO. 17/1000/RET - Land at Grid Ref: 316824 201370 (Former Video Shop), Abernant Road, Markham.

Councillor W. Williams and Mr Bray spoke in objection to the application.

It was noted that a site visit was held on Monday 16th April 2018.

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 were 7 against and no abstentions this was rejected by the majority present.

It was proposed that the application be deferred for a further report with a single reason for refusal relating to deficient levels of off-street parking to serve the development. By a show of hands and in noting there was 2 against and 1abstention this was agreed by the majority present.

RESOLVED that:

This application was deferred to allow officers to report the matter back to the May 23rd Committee with a single reason for refusal relating to deficient levels of off-street parking to serve the development.

6. CODE NO. 18/0216/FULL - 1 Springfield Cottages, Cwmalsie Crescent, Springfield, Pontllanfraith

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 within the Officer's Report this application be approved;
- (ii) The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2.
- (iii) the proposed development lies within a coal mining area which may contain unrecorded coal 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.

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

- (iv) Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

7. PREFACE ITEM CODE NO. 18/0084/RET – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.

It was noted that a site visit was held on Monday 16th April 2018.

Following a request to allow further consideration with regard to the emissions from the chimney stack it was moved and seconded that the application be deferred to allow further consideration, and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred to allow further consideration in respect of the emissions from the chimney stack.

**8. CODE NO. 18/0085/NCC – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.
And for 18/0085**

Councillor Ann Gair spoke in objection to the application and Mr Jo Ayoubkhani, the applicant's agent, spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

Reference was made to Welsh Government guidance with regard to temporary permission.

Following consideration of the application it was moved and seconded that the recommendations 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 within the Officer's Report this application be approved;

Additional Condition (8)

- (ii) The hours for deliveries and export of material hereby approved shall apply for a temporary period expiring on 30 April 2021 after which the permitted hours for deliveries and export of material shall revert to those granted permission under consent reference 11/0224/FULL:-
07:00 – 18:00 Monday to Friday
07:00 – 13:00 Saturdays

Reason:

To allow the impact of extended hours of operation to be assessed.

- (iii) the applicant be advised of the comments of the Council's Rights of Way Officer.
- (iv) the applicant be advised that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP6, CW2, CW4, CW15.

9. CODE NO. 18/0087/NCC – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer

Councillor Ann Gair spoke in objection to the application and Mr Jo Ayoubkhani, the applicant's agent, spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

Reference was made to Welsh Government guidance with regard to temporary permission.

Following consideration of the application it was moved and seconded that the recommendations 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 within the Officer's Report this application be approved;

Additional Condition (4)

The hours of operation hereby approved shall apply for a temporary period expiring on 30 April 2021 after which the permitted hours of operation shall revert to those granted permission under consent reference P/04/1912:-

07:00 – 18:00 Monday to Friday

07:00 – 13:00 Saturdays

Reason:

To allow the impact of extended hours of operation to be assessed.

- (ii) the applicant be advised that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW4, CW15.

10. CODE NO. 18/0157/COU – Cosyloft House, Cardiff Road, Bargoed

Councillor T. Davies and Mrs Withers spoke in objection to the application and Mrs C Brewer, the applicant, spoke in support of the application.

It was noted that a site visit was held on Monday 16th April 2018.

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 5 against and 1abstention this was agreed by the majority present.

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's Report this application be approved;

Additional Condition (2)

"The B1 use hereby approved shall be for the service and repair of laboratory instruments, limited to "small electrical parts", "computer parts" and "small mechanical parts", and for no other purposes within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987, with the only staff at any one time based at the premises subject of this consent being 2 office staff and 2 engineers with no retail use or visits from customers at the application site, as set out in the description of the proposed use provided in emails dated 15 March 2018, 16 March 2018 and 4 April 2018 from the applicant to the Local Planning Authority.

Reason:

To effectively control the use hereby approved.

- (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 attached to this consent: policies CW2 and CW3.

11. CODE NO. 17/0864/FULL – Durisol UK, Unit 4, Parkway, Pen-y-fan Industrial Estate, Pen-y-fan, Newport.

It was noted that a site visit was held on Monday 16th April 2018.

Following consideration that the applicant was not informed of a change of location for the site visit it was proposed that further site visits are arranged, a revisit at Trinant and a second visit at the site itself. It was moved and seconded that the application be deferred to allow further site visits, and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred to allow further site visits to take place.

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

12. CODE NO. 18/0190/NCC – Domino's Pizza, Unit 2, Piccadilly Square, Caerphilly.

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 within the Officer's Report this application be approved;
- (ii) the applicant be advised that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3.

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 19.09pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 23rd May 2018, they were signed by the Chair.

CHAIR