



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 17TH JUNE 2020 AT 10:00AM

PRESENT:

Councillor M. Adams - Chair
Councillor A. Whitcombe - Vice-Chair

Councillors:

Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, M. Davies, J.E. Fussell, R.W. Gough, A.G. Higgs, A. Hussey, B. Miles, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting and T.J. Williams.

Together with:

R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), R. Tranter (Head of Legal Services & Monitoring Officer), L. Cooper (Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), C. Boardman (Principal Planner), C. Campbell (Manager, Transport Engineering) A. Pyne (Senior Planner) and E. Sullivan (Senior Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors D. Hardacre and Mrs G. Oliver.

2. DECLARATIONS OF INTEREST

At the commencement of the meeting: Councillor B. Miles declared a personal and prejudicial interest in relation to Agenda Item No. 4 (Application Code No. 19/1018/OUT) as she lives in close proximity to the proposed application and as such would be directly affected by it, she left the meeting when the application was considered and took no part in the debate or decision.

Councillor M. Adams declared a personal and prejudicial interest in relation to Agenda Item No. 5 (Application Code No. 20/0047/OUT) in that he lives in close proximity to the site and as such it could be viewed that his home and enjoyment of it would be directly affected by the proposed development and he left the meeting when the application was considered and took no part in the debate or decision.

During consideration of Agenda Item No. 5 (Application Code No. 20/0047/OUT), Councillor J. Ridgewell declared a personal and prejudicial interest in that the Applicant's Planning Agent who submitted a written representation is known to him as they both sit on the Board for Fields in Trust and they have previously worked together. Cllr Ridgewell left the meeting and

took no further part in the matter.

3. MINUTES – 18TH MARCH 2020

It was moved and seconded that the minutes of the meeting held on the 18th March 2020 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 18th March 2019 (minute nos. 1-11) be approved and signed as a correct record.

4. CODE NO. 19/1018/OUT – LAND AT GRID REFERENCE 310845 196295, BROOKLANDS, NELSON

Councillor B. Miles declared a personal and prejudicial interest as she lives in close proximity to the proposed application and as such would be directly affected by it, she left the meeting when the application was considered and took no part in the debate or decision.

A statement on behalf of Residents in objection to the application was read to the Committee.

Councillor S. Morgan spoke on behalf of residents in objection to the application.

A statement of behalf of the Applicant's Agent in support of the application was read to the Committee.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and in noting that there were 14 For, 2 Against and 0 Abstentions this was agreed by the majority present.

RESOLVED that: -

- (i) the application be REFERRED to Welsh Government as a Departure from the provisions of the Development Plan under The Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020 and subject to confirmation from Welsh Government that they do not wish to call in the application that planning permission be GRANTED subject to the completion of a Section 106 Planning Obligation, which requires: 25% affordable housing provision comprising 3 x 4 bedroom (6 person) homes, built to DQR standards and at a transfer price of £89,415 per unit and the conditions contained within the Officer's report;
- (ii) the applicant be advised of the comments of Natural Resources Wales, Public Rights of Way Officer, Dwr Cymru/Welsh Water, Western Power Distribution, Wales and West Utilities and Police Architectural Liaison Officer.

5. CODE NO. 20/0047/OUT – LAND AT FORMER PONTLLANFRAITH HOUSE, BLACKWOOD ROAD, PONTLLANFRAITH, NP12 2YW

Councillor M. Adams declared a personal and prejudicial interest in that he lives in close proximity to the site and as such it could be viewed that his home and enjoyment of it would be directly affected by the proposed development and he left the meeting when the application was considered and took no part in the debate or decision.

A statement on behalf of the Sir Harold Finch Estate and Harold Finch Memorial Park in objection to the application was read to the Committee.

A statement from Cllr G. Kirby on behalf of local residents in objection to the application was

read to the Committee.

A statement from the Applicant's Agent on behalf of Pobl in support of the application was read to the Committee.

Following this statement Councillor J. Ridgewell declared a personal and prejudicial interest in that the Applicant's Planning Agent who submitted this written representation is known to him as they both sit on the Board for Fields in Trust and they have previously worked together. Cllr Ridgewell left the meeting and took no further part in the matter.

Following consideration of the application a motion was moved and seconded that the application be deferred to allow the Officer's report to be amended in order to clarify the boundary of the Harold Finch Memorial Park and in noting that there were 4 For, 9 Against and 2 Abstentions the motion was declared lost.

A motion was then moved and seconded that the recommendation contained within the Officer's report be approved and planning permission be granted and in noting there were 6 For, 7 Against and 2 Abstentions the motion was declared lost.

As the motion was lost, the application would be deferred for a further report with draft reasons for refusal based on the loss of Green Space and that it is contrary to Policy CW8 for the Planning Committee to consider.

RESOLVED that the application be deferred for a further report with draft reasons for refusal based on the loss of Green Space and that it is contrary to Policy CW8.

The meeting closed at 12.25am.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th July 2020.

CHAIR