



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 5TH NOVEMBER 2014 AT 5.00 PM

PRESENT:

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

Councillors:

M. Adams, D. Bolter, H.R. Davies, Mrs J. Gale, L. Gardiner, N. George, R. Gough, A. Lewis, K. Lloyd, Mrs E. Stenner, J. Taylor and Mrs J. Summers

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Senior Planner), G. Lewis (Team Leader), P. Den-Brinker (Team Leader), T. Pearce (Area Senior Planning Officer), R. Amundson (Principal Planner), M. Noakes (Senior Engineer), C. Davies (Senior Environmental Health Officer - Pollution), G. Mumford (District Environmental Health Officer), C. Evans (Committee Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Mrs E.M. Aldworth, J. Bevan, J.E. Fussell, A.G. Higgs, Mrs G.D. Oliver and D. Rees.

2. DECLARATIONS OF INTEREST

Declarations of interest were received from Councillor Keith Lloyd in respect of Code No. 14/0681/FULL – Erect Single Storey extensions to the front and rear of property 37 Pen-Y-Waun Road, Trinant and Councillor John Taylor in respect of Code No. 11/0594/OUT – Land Adjacent to Groeswen Farm, Groeswen Road, Groeswen, Cardiff. Details are minuted with the respective items.

3. MINUTES - 8TH OCTOBER 2014

RESOLVED that the minutes of the Planning Committee held on the 8th October 2014 (minute nos. 1 - 24) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for site visits were received and by a show of hands unanimously accepted by Members of the Planning Committee, as follows: -

1. Code No. 14/0422/NCC Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.

A further site visit request was received in relation to application 14/0681/FULL 37 Pen-Y-Waun Road, Trinant.

It was proposed and seconded that the application be deferred for a site visit based on the detrimental impact of the proposed development on residential amenity. By a show of hands, this was unanimously agreed.

5. SITE VISIT CODE NO. 14/0070/FULL - ST DAVID'S SERVICE STATION AND UNIT 9 PENGAM ROAD INDUSTRIAL ESTATE, PENGAM, NP12 3QY

Mr Ashton spoke in objection to the application and Mr Capel the applicant spoke in support of the application.

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 agreed by the majority present.

RESOLVED that:-

- (i) the site visit report be noted.
- (ii) appropriate Community Infrastructure Levy Information be secured from the applicant following which, 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 and CW3.
- (iv) the applicant be advised of the comments of Transportation Engineering Manager, Dwr Cymru/Welsh Water, The Coal Authority and Senior Engineer (Land Drainage).

6. SITE VISIT CODE NO. 14/0152/FULL - 14 BRYNHEULOG ROAD, NEWBRIDGE, NP11 4RG

It was noted that this application had been deferred to the next meeting.

7. SITE VISIT - CODE NO. 14/0364/FULL - ERECT A FLIGHT CAGE FOR THE PURPOSE OF REHABILITATING BATS, 6 HEOL-Y-GARTH, RUDRY, CAERPHILLY, CF83 3DQ

Councillor Mrs B. Jones spoke in objection to the application (on behalf of local residents). Mrs E Dixon, the applicant, spoke in support of the application.

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 agreed by the majority present.

RESOLVED that:-

- (i) the site visit report be noted.
- (ii) 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: SP6, CW2 and CW3.

8. SITE VISIT - CODE NO. 14/0411/OUT - ERECT RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS, LAND AT TON Y FELIN, CROESPENMAEN, NEWPORT

Mrs M.P. Jenkins spoke in objection to the application and Mr R. Williams, the applicant's agent, spoke in support of the application.

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 agreed by the majority present.

RESOLVED that:-

- (i) the site visit report be noted.
- (ii) the application be deferred to allow the applicant to enter into a Section 106 Agreement.
- (iii) on completion of the Section 106 Agreement and subject to conditions contained in the Officer's report, an amendment to Condition 25 and the following additional conditions, this application be granted.

Amended Condition

Condition 25

The reserved matters layout shall include a suitably sized area of POS to serve the proposed development in accordance with Policy CW10 of the Adopted Local Development Plan.

Additional Conditions

Condition 27

There shall be no residential development in the area of the village green as indicated on the sketch layout 1395 sk04 (May 14).

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 28

Prior to the commencement of the development hereby approved details shall be submitted to and agreed in writing by the Local Planning Authority for a solid acoustic barrier and bund, which removes the line of sight to all habitable rooms at the dwellings on the northern side of the development hereby approved. The bund and barrier shall be completed prior to the first occupation of any of those dwellings, and in accordance with the agreed details.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 29

There shall be no habitable rooms within the roof space of any residential properties on the northern side of the development hereby approved, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that order with or without modification, no alterations shall be carried out to those dwellings that would allow the provision of rooms in their roofs.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 30

Prior to the commencement of the development hereby approved, details shall be submitted to, and agreed in writing with the Local Planning Authority, of upgraded acoustic glazing and suitable acoustically treated trickle ventilation which is capable of achieving a 33 dB(A) reduction in all habitable rooms on the development hereby approved. The agreed glazing and trickle ventilation shall be installed in each dwelling prior to its occupation.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 31

Prior to commencement of the development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority, of a secondary glazing system to be installed in all bedrooms on the development that are in the zone covered by plots 1, 2, 27, 28, 29, 30, 31, 32, 33, and 34 indicated on the sketch layout 1395 sk04 (May 14). This glazing must be capable of achieving a 45dB(A) reduction. The agreed secondary glazing shall be installed in each dwelling prior to its occupation

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

Condition 32

Prior to the commencement of the development hereby approved, details shall be submitted to and agreed in writing for a solid continuous acoustic fence to protect the domestic gardens from road traffic noise in the zone covered by plots 4, 5, 6, 7, 8, 18, 19, 20 and 21 indicated on the sketch layout 1395 sk04 (May 14) adjacent to Parkway Road and the A4251. The agreed screening shall be erected on the boundary of each dwelling prior to its first occupation.

Reason

In the interest of the amenity of the occupiers of the dwellings hereby approved.

- (iv) 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: CW2, CW3, CW4, CW6 and CW10.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - NORTH AREA

9. CODE NO. 13/0793/OUT ERECT TWO DETACHED DWELLINGS - LAND ADJACENT TO 23 KINGSWOOD CLOSE, HENGOED

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:-

- (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.
- (iii) the applicant be advised of the comments of Senior Engineer (Land Drainage) Dwr Cymru/Welsh Water and Senior Arboricultural Officer (Trees).

10. CODE NO. 14/0310/FULL - ERECT 2 TWO-BEDROOM SEMI-DETACHED HOUSES, LAND ADJACENT TO 1 PANTYCELYN STREET, YSTRAD MYNACH, HENGOED

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:-

- (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 and CW3.
- (iii) the applicant be advised of the comments of Network Rail, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Transportation Engineering Manager.

11. CODE NO. 14/0512/FULL - INSTALL GROUND MOUNTED PHOTO VOLTAIC SOLAR ARRAYS TO PROVIDE CIRCA 8.5MW GENERATION CAPACITY TOGETHER WITH POWER INVERTER SYSTEMS, TRANSFORMER STATIONS, INTERNAL ACCESS TRACKS, LANDSCAPING, DEER FENCING AND ASSOCIATED ACCESS GATE, PENRHIWARWYDD FARM, MYNYDDISLWYN MOUNTAIN ROAD, MYNYDDISLWYN, NEWPORT, NP11 7BB

Mr Cox, the applicant's agent spoke in support of the application. The objectors had declined the offer to speak.

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 agreed by the majority present. Councillor Bolter wished it recorded that he had not taken

part in the vote as he had not been present for the whole of the debate for this application.

RESOLVED that subject to the conditions contained in the Officer's report, and the following additional condition, this application be granted.

Condition 17

Notwithstanding the submitted plans no works shall commence on site until after details of highway improvements to Mynyddislwyn Mountain Road have been submitted to and approved in writing by the Local Planning Authority. The improvements required are by way of the provision of two temporary passing bays positioned at suitable locations along the lane, which shall be provided prior to any deliveries first commencing.

Reason

In the interest of highway safety.

12. CODE NO. 14/0565/FULL - EXTEND CURTILAGE AND ERECT A SINGLE-STOREY EXTENSION TO SIDE OF PROPERTY, 2 HAZELWOOD ROAD, PANTSIDE, NEWPORT, NP11 5DP

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:-

- (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 is relevant to the conditions of this permission: CW2.
- (iii) the applicant be advised that Caerphilly County Borough Council's permission as landowner will be required if the development or its construction involves encroachment on land owned by the Council.

13. CODE NO. 14/0607/FULL - ERECT TWO DETACHED HOUSES, ACCESS ROAD AND TURNING HEAD, LAND ADJACENT TO 24 THE GLADE, WYLLIE, BLACKWOOD

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:-

- (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 and CW3.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Head of Public Protection, Transportation Engineering Manager and Senior Engineer (Land Drainage).

14. CODE NO. 14/0614/ADV - ERECT 1 NO. INTERNALLY ILLUMINATED FASCIA TEXT SIGN WITH NON-ILLUMINATED WHITE UNDERLINE, 1 NO. INTERNALLY ILLUMINATED FASCIA TILE LOGO SIGNS AND 1 NO. INTERNALLY ILLUMINATED PROJECTING SIGN GWENT CONSTABULARY, NELSON POLICE STATION, DYNEVOR TERRACE, TREHARRIS, CF46 6PD

Ms J. Wren spoke in objection to the application as did Councillor Mrs A. Blackman. The applicant had declined the offer to speak.

Following consideration, it was moved and seconded that this application be deferred for further discussions with the applicant. By a show of hands this was unanimously agreed.

RESOLVED that this application be deferred for further discussion with the applicant.

15. CODE NO. 14/0615/FULL - ERECT SINGLE-STOREY EXTENSION TO SIDE OF PROPERTY 22-24 TAMAR CLOSE, PONTLLANFRAITH, BLACKWOOD, NP12 2FU

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:-

- (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 is relevant to the conditions of this permission: Policy CW2.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

16. CODE NO. 14/0681/FULL - ERECT SINGLE-STOREY EXTENSIONS TO THE FRONT AND REAR OF THE PROPERTY 37 PEN-Y-WAUN ROAD, TRINANT, NEWPORT, NP11 3JR

Councillor Keith Lloyd declared an interest in that the objector is known to him but, as the application had been deferred without discussion, there was no requirement for him to leave the Chamber.

Having regard to the effects on residential amenity, it was moved and seconded that this application be deferred for a site visit. By a show of hands this was unanimously agreed.

RESOLVED that this application be deferred for a site visit by the Planning Committee (all Members).

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - SOUTH AREA

17. CODE NO. 11/0594/OUT - ERECT RESIDENTIAL DEVELOPMENT, LAND ADJ TO GROESWEN FARM, GROESWEN ROAD, GROESWEN, CARDIFF, CF15 7UT

Councillor John Taylor declared an interest (as the applicant is known to him) and left the Chamber when the application was being discussed.

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 for the reasons contained in the Officer's report this application be refused.

18. CODE NO. 12/0735/RM - SEEK APPROVAL OF THE RESERVED MATTERS REGARDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE APPROVED UNDER PLANNING APPLICATION 08/1210/OUT (ERECT EIGHT DWELLINGS), SITE OF FORMER ALL SAINTS CHURCH, PENCERRIG STREET, LLANBRADACH

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 agreed by the majority present.

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 and CW3.
- (iii) the applicant be advised on the comments of Transportation Engineering Manager, Head of Public Protection, Senior Engineer (Land Drainage) and Dwr Cymru/ Welsh Water.

19. CODE NO. 14/0422/NCC - VARY CONDITION 6 OF PLANNING PERMISSION P/04/1912 TO EXTEND THE HOURS OF OPERATION ON SATURDAYS UNTIL 16:00 AND ON BANK HOLIDAYS FROM 07.30 TO 13.00, GELLIARGWELT UCHAF FARM, GELLIGAER ROAD GELLIGAER, HENGOED, CF82 8FY

Having regard to the effects on residential amenity, it was moved and seconded that this application be deferred for a site visit. By a show of hands this was unanimously agreed.

RESOLVED that this application be deferred for a site visit by the Planning Committee (all Members).

20. CODE NO. 14/0582/FULL - RELOCATE EXISTING INERT RECYCLING OPERATION TO NEW LOCATION WITHIN THE CONFINES OF MACHEN QUARRY, HANSON AGGREGATES, MACHEN QUARRY, COMMERCIAL ROAD, MACHEN, CAERPHILLY, CF83 8YP

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:-

- (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 and CW3.

21. WELSH GOVERNMENT CONSULTATION ON POSITIVE PLANNING

Following consideration of the report, 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 the response to the questions set out in the consultation as detailed in the report be approved and submitted accordingly.

22. ITEMS FOR INFORMATION

The following items were reported 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) Outstanding Appeals and Appeal Decisions;

The meeting closed at 7.27 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th December 2014, they were signed by the Chair.

CHAIR