



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 14TH JANUARY 2015 AT 5.00PM

PRESENT:

Councillor W. David - Vice Chair

Councillors:

M. Adams, Mrs E.M. Aldworth, D. Bolter, H.R. Davies, J.E. Fussell, Mrs J. Gale, N. George, R.W. Gough, A. Lewis, Mrs E. Stenner and J. Taylor

Together with:

T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Senior Planner), M. Noakes (Senior Engineer, Transportation Management), C. Davies (Senior Environmental Health Officer), G. Mumford (Senior Environmental Health Officer), W. Grimstead (Area Principal Enforcement Officer), C. Grimes (Senior Planner) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors J. Bevan, D. G. Carter, L. Gardiner, A.G. Higgs, K. Lloyd, Mrs G. Oliver, D. Rees and Mrs J. Summers and P. Elliott (Head of Regeneration and Planning).

Having received apologies for absence from Councillor D. G. Carter (Chair), Councillor W. David (Vice Chair) presided as Chair for the meeting.

2. DECLARATIONS OF INTEREST

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

3. MINUTES - 10TH DECEMBER 2014

RESOLVED that the minutes of the Planning Committee held on the 10th December 2014 (minute nos. 1 - 17) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

A request for a site visit was received and by a show of hands unanimously accepted by Members of the Planning Committee, as follows: -

- (i) Agenda Item 11 - Tree Preservation Order 75 of 2014 - Land at Wern Woodland, Nelson.

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

5. CODE NO. 14/0359/RET - RETAIN SUMMERHOUSE AND USE OF LAND AS DOMESTIC GARDEN IN ASSOCIATION WITH WEST LODGE, WEST LODGE, RUPERRA CASTLE ESTATE, RUDRY, CAERPHILLY, NP10 8GG

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 J.E. Fussell wished it noted that as he had not been present for the whole of the debate he had not taken part in the vote.

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: CW4.

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

6. PREFACE ITEM CODE NO. 14/0152/FULL - ERECT DETACHED FOUR BEDROOM DWELLING, DROP KERB TO FRONT FOR VEHICLE ACCESS AND PROVIDE RETAINING WALL TO REAR LEVEL GARDEN, INCORPORATING THE REMOVAL OF THE FRONT PRIVET HEDGE, 14 BRYNHEULOG ROAD, NEWBRIDGE, NEWPORT, NP11 4RG

Following consideration of the application it was moved and seconded that the application be deferred for a further report with reasons for refusal based on the overbearing nature of the proposed development and that it is out of keeping with the existing street scene and by a show of hands this was agreed by the majority present.

RESOLVED that the application be deferred for a further report with reasons of refusal based on the overbearing nature of the proposed development and that it is out of keeping with the existing street scene.

7. PREFACE ITEM CODE NO. 14/0422/NCC - VARY CONDITION 6 OF PLANNING PERMISSION P/04/1912 TO EXTEND THE HOURS OF OPERATION ON SATURDAY UNTIL 16.00 AND ON BANK HOLIDAYS FROM 07.30 TO 13.00, GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

Following consideration of the Officer's preface report it was moved and seconded that the

application be deferred for a further report with suitable conditions attached to grant a 3-year temporary consent of planning permission as this would allow the impact of the extended hours of operation on residential amenity to be monitored and reviewed. By a show of hands this was agreed by the majority present with one abstention.

RESOLVED that:-

- (i) the Officer's Preface Report be noted.
- (ii) the application be deferred for a further report with suitable conditions attached to grant a 3-year temporary consent of planning permission.

8. CODE NO. 14/0668/FULL - INSTALL DRY CLEANING, KEY CUTTING, SHOE AND WATCH REPAIRS POD TO CLASS 1 RETAIL PREMISES, TESCO STORES LTD, UNIT C, PONTYMISTER INDUSTRIAL ESTATE, PONTYMISTER, RISCA, NEWPORT, NP11 6NP

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 of the comments of Natural Resources Wales.

9. CODE NO. 14/0752/COU - CHANGE THE USE FROM A1 SHOP TO A2 ESTATE AGENT, INCLUDING A NEW SHOP FRONT AND THE CONVERSION OF THE UPSTAIRS OFFICE/STORE ROOM TO A 2 BEDROOM INDEPENDENT FLAT, 3 BARTLETT STREET, CAERPHILLY, CF83 1JS

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 of the comments of Welsh Water.

10. WELSH GOVERNMENT CONSULTATION ON PLANNING AND RELATED DECISIONS

The report outlined the Welsh Government consultation on changes to the planning process and provided a summary of the proposals for Members information.

The proposed changes to the appeals process were outlined and Officers comments relating to each change noted. The Planning Committee's agreement was sought to forward those comments on to Welsh Government as part of the consultation process. Members were advised any comments they wished to make would be added to the response by Officers.

Following consideration of the report it was moved and seconded that the recommendation contained therein be approved and that Officer's responses to the questions set out in the

consultation document be forwarded to Welsh Government. By a show of hands this was unanimously agreed.

RESOLVED that the Officers reply to the questions set out in the consultation on the basis of the comments contained within the Officer's report plus any additional comments from Members be forwarded to Welsh Government.

11. TREE PRESERVATION ORDER 75 OF 2014 - LAND AT WERN WOODLAND, NELSON

Having regard to the impact of the proposed tree preservation order on the local landscape it was proposed and seconded that the application be deferred for a site visit by the Planning Committee and by a show of hands this was unanimously agreed.

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

12. 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) Appeals outstanding and decided.

The meeting closed at 17.31 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 11th February 2015 they were signed by the Chair.

CHAIR