



## **PLANNING COMMITTEE**

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH,  
(COUNCIL CHAMBER) ON THURSDAY, 12TH APRIL 2012 AT 5.00 P.M.**

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**PRESENT:**

Councillor J.B. Criddle - Chairman  
Councillor J.O. Evans - Vice-Chairman

**Councillors:**

Mrs A. Blackman, D. Bolter, D.G. Carter, D. Cullen, W. David, S. Jenkins, K. Lloyd,  
M.H. Newman, Mrs G.D. Oliver, L.R. Rees, Mrs M.E. Sargent, J. Taylor, Mrs M. Tucker,  
Mrs L. Williams, T.J. Williams and R. Woodyatt.

**Together with:**

P. Mears (Head of Regeneration and Planning), T. Stephens (Development Control Manager),  
G. Williams (Deputy Monitoring Officer), S. Burgess (Senior Engineer, Highway Development  
Control), G. Mumford (Environmental Health Officer), E. Sullivan (Committee Services Officer)

### **APOLOGIES**

An apology for absence was received from Councillor J.M. Wilson.

### **CHAIRMAN'S ANNOUNCEMENT**

It was with great sadness that the Chairman acknowledged the recent passing of Councillor A.S. Williams, Local Ward Member for Argoed and Member of the Planning Committee. Members and Officers stood in respect for a minute's silence to honour his memory.

The Chairman introduced Mr Philip Morgan of the Standards Committee and welcomed him to proceedings on behalf of the Planning Committee.

### **1. DECLARATIONS OF INTEREST**

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

### **2. MINUTES - 14TH MARCH 2012**

RESOLVED that the minutes of the Planning Committee held on 14th March 2012 (minute nos. 1 -19, page nos. 1 - 7) be approved as a correct record and signed by the Chairman.

### 3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for site visits were received and accepted by members of the Planning Committee, as follows:

Code No: 11/0934/FULL - Erect Freestanding Restaurant With Associated Drive Through, Car Parking and Landscaping, Newbridge Gateway, Bridge Street, Newbridge, Newport, NP11 5GH.

Code No. 12/0057/FULL - Reposition Existing Shop With Small Store And Convert Existing Shop Into Lounge, 102 Fair View, Cefn Fforest, Blackwood, NP12 3NL.

Code No. 12/0102/RET - Retain Steel Frame Agricultural Building Designed To Agricultural Specification BS5502, Joining On To The Side And End Of Existing Buildings For The Purpose Of Storing Sawdust For Bedding For Cattle, Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY.

Code No: EN/11/076 - Without Planning Permission, The Unauthorised Erection Of A Ventilation Stack At Units 4, 5 and 6, Fairview Garage, Pengam Road, Pengam.

### REPORTS OF OFFICERS

Consideration was given to the following reports:-

#### 4. Site Visit - Code No. 11/0145/FULL - Erect Detached Two Bedroom Dormer Bungalow, Land Adjoining 10 Caeglas, Penyrheol, Caerphilly, CF83 2PT.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) the application be deferred to allow the completion of a Section 106 Agreement requiring the payment of £5,500 (index linked) for each dwelling for highway improvements in the Caerphilly Basin area;
- (iii) on completion of the agreement and subject to the conditions contained within the Officer's report this application be granted;
- (iv) the applicant be advised of the comments of the Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Head of Public Protection and Transportation Engineering Manager;
- (v) 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: SP3, SP7, CW2, CW3 and CW15.

#### 5. Site Visit - Code No. 11/0941/ADV - Erect New One Stop Corporate Signage Scheme To New Development, Tony Morgan Cars, High Street, Newbridge, Newport, NP11 4GU.

Councillor L. Ackerman addressed the Committee.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) subject to the conditions contained in the Officer's Report and the following amended condition this application be granted.

**Condition (03)**

The illuminated signs hereby approved shall be turned off when the premises are closed to customers or at 22:00 hours, whichever is the earlier, and shall not be switched on until after 08:00 hours on the following day.

**Reason**

In the interests of residential amenity.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION**

6. **Preface Item - Code No. 11/0159/COU - Change The Use Of Former Betting Office, Stables and Hayloft To A New Ground Floor Joinery Workshop And Showroom With First Floor Office, Create A New Right Hand Side Pedestrian Access To The Ground Floor Via The Existing Rear Boundary Wall, The Old Coach House, Bedwlwyn Street, Ystrad Mynach, Hengoed, CF82 7AL.**

RESOLVED that:-

- (i) the preface report be noted;
- (ii) for the reasons contained in the Officer's Preface Report this application be refused.

7. **Preface Item - Code No. 11/0634/FULL - Erect Residential Development Of 29 No. Units And Associated Works, Land At Pendinas Avenue, Croespenmaen, Newport, NP11 3BL.**

RESOLVED that:-

- (i) the preface report be noted;
- (ii) this application be refused;

**Reason**

There is insufficient capacity in the sewerage infrastructure and there is no opportunity available for its improvement to meet the additional demand that will be placed upon it by the proposed development.

**Reason**

The proposed development is contrary to Policy CW7 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, firstly by virtue of the lack of remaining adequate open space within the neighbourhood (contrary to Criterion A) and secondly because it results in the loss of needed visual relief in an area that is deficient in open space, to the detriment of visual amenity (contrary to Criterion B).

- (iii) Councillors K. Lloyd and R. Woodyatt be nominated to defend the Committee's decision to refuse the application and the reasons for refusal, should the decision be the subject of an appeal to the Planning Inspectorate.

Councillor D. Bolter wished it recorded that as he had not been present for the whole of the debate, he had not taken part in the vote.

In accordance with Rule of Procedure 15.5, Councillor A. Blackman wished it recorded that she had voted for the application.

8. **Preface Item - Code No. 11/0705/RET - Retain The Change Of Use As A Scrap Yard To Incorporate End Of Life Vehicle Facility, Sheedy Demolition Ltd, Bridge Yard, Chapel Farm Industrial Estate, Cwmcarn, Newport.**

RESOLVED that:-

- (i) the preface report be noted;
- (ii) subject to the conditions contained in the Officer's Report and the following additional condition this application be granted.

**Additional Condition (09)**

The level of noise from the site shall not exceed Laeq of 55dBA at any time when measured and calculated at a distance of 1 metre from any elevation of any noise sensitive properties.

**Reason**

In the interest of residential amenity.

9. **Code No. P/06/0202 - Erect Residential Development, Land At Mountain View, Sunny Bank Terrace, Machen, Caerphilly**

Mr P. Pring and Mr S. Hopkins on behalf of local residents, Mr K. Chichester the applicant's representative and Councillor R. Davies addressed the Committee.

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

10. **Code No. 11/0564/FULL - Demolish Detached Dwelling And Garage, Replace And Erect Two Further Dwellings, Parc Y Lan, 7 Mountain Road, Caerphilly, CF83 1HG.**

It was reported that the application had been withdrawn from the Committee.

11. **Code No. 11/0934/FULL - Erect Freestanding Restaurant With Associated Drive Through, Car Parking And Landscaping, Newbridge Gateway, Bridge Street, Newbridge, Newport, NP11 5GH.**

Having regard to the effect on residential amenity and highway safety

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and Local Ward Members.

12. **Code No. 12/0034/FULL - Erect Residential Development Of Four No. New-Build Terraced Single-Family Dwellings, Old Chapel Site, New Road, Cwmfelinfach, NP11 7GU.**

It was reported that the application had been withdrawn.

13. **Code No. 12/0043/NCC - Vary Conditions (10) and (15) Of Planning Permission 11/0481/FULL, Relating To Delivery Hours And A Lockable Barrier For The Car Parking, Bowls Inn, Bowls Terrace, Caerphilly, CF83 2RD.**

RESOLVED that the application be deferred for a further report with reasons for refusal based on the impact the removal of Condition 15 would have on residential amenity and highway safety.

**14. Code No. 12/0057/FULL - Reposition Existing Shop With Small Store And Convert Existing Shop Into Lounge, 102 Fair View, Cefn Fforest, Blackwood, NP12 3NL.**

Having regard to the effect on residential amenity and highway safety.

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and Local Ward Members.

**15. Code No. 12/0080/ADV - Replace Flagpole Sign, Lidl UK GmbH, 1 Commercial Street, Pontymister, Risca, Newport, NP11 6AW.**

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: SP6, CW2 and CW3.

**16. Code No. 12/0088/FULL - Convert Existing Garage And Construct New Single Storey Extension For Bedroom, Treatment Room, Hydrotherapy Pool and Carers Accommodation, 4 Clos Bryn Brith, Princetown, Tredegar, NP22 3BG.**

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 Dwr Cymru/Welsh Water and the Senior Engineer (Land Drainage).

**17. Code No. 12/0102/RET - Retain Steel Frame Agricultural Building Designed To Agricultural Specification BS5502, Joining On To The Side And End Of Existing Buildings For The Purpose Of Storing Sawdust For Bedding For Cattle, Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY.**

Having regard to residential amenity and the visual impact of the proposal in the local and wider landscape

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman, Local Ward and Adjoining Ward Members.

**18. 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;
- (5) Appeal Decisions.

**19. Enforcement Report EN/11/076 - Without Planning Permission, The Unauthorised Erection Of A Ventilation Stack At Units 4, 5 and 6 Fairview Garage, Pengam Road, Pengam.**

Having regard to the effect on residential amenity and environmental concerns.

RESOLVED that consideration of the report be deferred for a site visit by the Chairman, Vice-Chairman and Local Ward Members.

**20. ANY OTHER BUSINESS**

Councillor R. Woodyatt sought support from the Planning Committee with regard to a recent development at Gellideg Heights in Maesycwmmmer and an access and land ownership issue that had arisen relating to the Crown roundabout. If appropriate Councillor Woodyatt requested that the Planning Committee endorse a letter to the Corporate Property Department opposing the sale of said land to Newbridge Construction.

The Deputy Monitoring Officer confirmed that further advice would need to be taken with regard to this issue, as the power to comment in this manner might not reside within the remit of the Planning Committee. Members were advised that the disposal of land in such instances would be a Cabinet function.

Members requested that further investigations be made and if appropriate a letter sent.

The Chairman thanked Officers and Members of the Planning Committee for their support over the last four years.

The meeting closed at 18:26 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 23rd May 2012, they were signed by the Chairman.

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CHAIRMAN