



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH, (COUNCIL CHAMBER) ON THURSDAY 7TH JUNE 2012 AT 5.00 PM

PRESENT:

Councillor S. Jenkins - Chairman
Councillor D.G. Carter - Vice-Chairman

Councillors:

M. Adams, Mrs. E.M. Aldworth, W. David, H.R Davies, Mrs. J. Gale, L. Gardiner, N. George, A.G. Higgs, Mrs. B.A. Jones, L.R. Rees, Mrs. J. Summers, J. Taylor

Together with:

P. Mears (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Campbell (Transport Engineering Manager), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (District Environmental Health Officer), Godfrey (Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

APOLOGIES

Apologies for absence were received from Councillors Mrs. A. Blackman, D. Bolter, J.E. Fussell, R.W. Gough, K. Lloyd and Mrs. G.D. Oliver.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - Councillor S. Jenkins - 12/0205/FULL. Details are minuted with the respective item.

2. MINUTES - 12TH APRIL 2012

RESOLVED that the minutes of the Planning Committee held on 12th April 2012 (minute nos. 1 - 18, page nos. 1 - 6) be approved as a correct record and signed by the Chairman.

3. REQUESTS FOR A SITE VISIT

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

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

Code No. 12/0273/FULL - Erect A Double-Storey Side Extension, 10 Pentwynwyn Road, Rudry, Caerphilly, CF83 3DS

REPORTS OF OFFICERS

Consideration was given to the following reports:-

4. Site Visit - Code No. 11/0934/FULL - Erect Free Standing Restaurant With Associated Drive Through, Car Parking and Landscaping, Newbridge Gateway, Bridge Street, Newbridge, Newport, NP11 5GH

An objector, Mr. Davies, and Councillor L. Ackerman addressed the Members. The Franchisee of McDonalds, Mr. D. Balcombe, also addressed the Committee.

It was noted that since the preparation of the report a letter supporting and an email objecting to the application have been received.

The Committee considered the views of the site visit held on 29th May 2012.

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 additional condition, this application be granted;

Additional Condition (15)

Prior to the commencement of work on site a scheme shall be submitted to and agreed in writing with the Local Planning Authority for the provision of a vehicular restraint barrier along the south eastern boundary of the site adjacent to the A472 together with the provision of an enhanced pedestrian crossing point on the estate road that serves the application site and the adjacent public house and offices. That scheme shall be completed in accordance with the agreed details prior to the first occupation of the development hereby approved.

Reason (15)

In the interests of highway and public safety.

- (iii) the applicant be advised of the comments of Heddlu/Gwent Police, Dwr Cymru/Welsh Water, the Senior Engineer (Land Drainage) and Glamorgan Gwent Archaeological Trust;
- (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 of this permission: SP6, CW2 & CW3.

5. Site Visit - 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

The Committee considered the views of the site visit held on 29th May 2012.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) consideration of the application be deferred for further information.

6 Site Visit - 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

The Committee considered the views of the site visit held on 29th May 2012.

RESOLVED that:-

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

In accordance with Rule of Procedure 15.5 Councillor W. David wished it recorded that he had not voted in favour of the motion.

7. Site Visit - Code No. EN/11/076 - Enforcement Report Without Planning Permission, The Unauthorised Erection of a Ventilation Stack At Units 4, 5 and 6 Fairview Garage, Pengam Road, Pengam

An objector, Mr. Ashton, and a representative of the applicant, Mr. Capel, addressed the Committee.

The Committee considered the views of the site visit held on 29th May 2012.

RESOLVED that:-

- (i) the report of the site visit be noted;
- (ii) consideration of the application be deferred for further information.

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

8. Preface Item - 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 for the following reason this application be refused:-

Reason

The proposal to undertake the development without a lockable barrier to the car parking area is in conflict with Policy CW2 of the Caerphilly County Borough Local Development Plan Up to 2021 - Adopted November 2010, by virtue of noise nuisance and general disturbance to the detriment of residential amenity associated with the use of the car park at later hours during the week and at weekends.

9. Code No. 11/0254/RET - Retain The Siting Of Three Air Conditioning Units On The Rear Elevation Caerphilly Conservative Club 43 - 45 Bartlett Street Caerphilly CF83 1JT

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

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

Having regard to the effect on residential amenity and adjoining development it was:-

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward members.

11. Code No. 11/0951/OUT - Demolish Existing Building And Construct New Leisure Centre And Teaching Facility Ystrad Mynach College Of Further Education Twyn Road Ystrad Mynach Hengoed CF82 7XR

An objector, Mr P. Thomas, and a representative of the applicant, Mr. P. Martin, addressed the Committee.

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, Environment Agency (Wales) and the Senior Engineer (Land Drainage);
- (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, CW3, CW5 and CW6.

12. Code No. 12/0039/FULL Erect A Temporary 50m High Anemometry Mast For 24 Months To Monitor And Collect Wind Speed And Wind Direction Data On A Site Land At Pen Bryn Oer Rhymney

RESOLVED that:-

- (i) subject to an amendment to condition (3), the deletion of condition (4) and to the conditions contained in the Officer's report, this application be granted;

Amended condition (3)

Unless otherwise agreed in writing with the Local Planning Authority, a data logger that records bat passes and bat species shall be attached to the anemometer at the date of its installation and the data recorded for a period of not less than 12 months. The recorded data shall be submitted to the Local Planning Authority at the end of the recording period.

Reason (3)

In the interests of nature conservation.

- (ii) the applicant be advised of the comments of the Defence Infrastructure Organisation and the Civil Aviation Authority;

- (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: NH1.1, SP10 and CW22.

13. Code No 212/0076/NCC - Vary Condition 5 Of Planning Permission P/03/1416, The Requirement To Exit The Drive Of No. 6 In A Forward Gear, To Allow Vehicles To Leave The Site In A Reverse Gear 4A & 6 Park Road Maesycwmmmer Hengoed CF82 7QA

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 from the Transportation Engineering Manager;
- (iii) 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: CW3.

14. Code No. 12/0077/COU - Change Use Of Basement To Retail Shopping Unit/Units Oakdale Health Centre Central Buildings Oakdale Blackwood NP12 0LR

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional condition (7)

Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of a retaining wall that supports a public highway full engineering details and structural calculations for the proposed wall, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed in writing by the Local Planning Authority. Following construction of the agreed wall additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.

Reason (7)

In the interests of highway safety.

- (ii) the applicant be advised of the comments of the Head of Public Protection;
- (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 and CW2.

15. Code No. 12/0160/COU - Change Use From Class A1 To A Bank (Class A2) 145 High Street Blackwood NP12 1AB

RESOLVED that

- (i) a decision be deferred to allow the application to be referred to the Welsh Government under the departure procedures;
- (ii) if the application is not called-in subject to the conditions contained in the Officer's report, this application be granted.

16. Code No. 12/0205/FULL - Construct Cover Over Decking Area For Waiting And Phase Two Booking Office And Information Centre Whysom's Wharf Darran Road Risca Newport NP11 6GY

The Chairman, Councillor S. Jenkins declared an interest (being a Members of Islwyn Canal Association) and Councillor D.G. Carter took the Chair for this item only.

It was noted that since the preparation of the report a letter and petition supporting the application had been received.

RESOLVED that:-

- (i) subject to amendments to conditions (2) and (3), and the conditions contained in the Officer's report, this application be granted;

Amended condition (2)

The development hereby approved is for the erection of a canopy/cover over the existing decking area of the cafe and waiting area only and it is not for the "phase two booking office and information centre".

Reason

No details or information have been provided with regard to the booking office and information centre included in the description of the development.

Amended condition (3)

Prior to the commencement of work on site revised details of the canopy shall be submitted to and agreed in writing with the Local Planning Authority, which shall include details of finishes including fascia and rainwater goods. The development shall be completed in accordance with the agreed details.

Reason

To retain effective control as the submitted details do not extend to the information required to ensure adequate accuracy of the finished elevations.

- (ii) the applicant be advised of the comments of the Senior Engineer (Land Drainage);
- (iii) 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.

17. Code No. 12/0239/FULL - Erect Extension To Form New Entrance Lobby And New Office And Store And Provide Internal Alterations And Refurbishment To Rationalise Accommodation Cefn Hengoed Youth Centre, Hengoed Road, Hengoed

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 the Council's Ecologist, and the Senior Engineer (Land Drainage);
- (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, CW3.

18. Code No. 12/0255/FULL - Provide Alterations Including Re-Roofing Existing Stores And Workshop Land Rear Of 5 - 7 Gordon Road Blackwood NP12 1DW

RESOLVED that for the following reasons this application be refused.

Reason

The increased height and massing of the building would result in an overbearing impact on the rear gardens and rear elevations of Nos. 5 and 7 Gordon Road, Blackwood. The proposal is, therefore, contrary to the provisions of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

Reason

The proposal by virtue of increased floor space has the potential to increase the level of commercial activity on a rear lane within a residential area, to the detriment of the amenity of neighbouring residential occupiers. The proposal is, therefore, contrary to the provisions of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

19. Code No. 12/0268/COU - Change Use And Create Plateau And Enclosure To Accommodate An All Weather Riding Area Ty Newydd House Heol Tynewydd Bedwellty Blackwood NP12 0AH

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report, this application be granted;
- (ii) the application 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: SP10.

20. Code No. 12/0273/FULL - Erect A Double-Storey Side Extension, 10 Pentwyngwyn Road, Rudry Caerphilly, CF83 3DS

Having regard to the effect on residential amenity and adjoining development it was:-

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward members.

21. **Code No. 12/0287/LA - Demolish The Former Hospital Buildings, Which Are Predominantly Single-Storey, And Provide Two Artificial Turf Pitches (Rugby And Football), Two Covered Terraced Stands, Two Covered Seated Stands For A Total Capacity Of 3000 Spectators, Sports Complex (Changing Facilities, Gym, Community Facilities) And Associated Car Parking In Order To Comply With The Section 106 Agreement Which Exists By Virtue Of The Recently Completed Ysbyty Ystrad Fawr Former Ystrad Mynach Hospital Caerphilly Road Ystrad Mynach Hengoed CF82 7XU**

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 the Environment Agency (Wales), the Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, the Head of Public Protection and the Transportation Engineering Manager;
- (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, CW3, CW4, CW5 and CW6.

22. **Consultation From Rhondda Cynon Taf County Borough Council On An Application For A New Clad Building At G E Aircraft Engine Services Ltd, Caerphilly Road, Nantgarw, Cardiff, CF15 7YJ**

RESOLVED that the comments of the Countryside and Landscape Section and Transport Engineering Manager be forwarded to Rhonda Cynon Taf County Borough Council and it be informed that this Council has no objections to the proposal on this basis.

23. **ITEMS FOR INFORMATION**

The following items were reported and noted:-

- (a) Applications Determined by Delegated Powers;
- (b) Applications Awaiting Completion of a Section 106 Agreement;
- (c) Outstanding Appeals;
- (d) Appeal Decisions.

The meeting closed at 6.00 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 20th June 2012, they were signed by the Chairman.

CHAIRMAN