



PLANNING COMMITTEE

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE (CHAMBER),
YSTRAD MYNACH ON WEDNESDAY, 13TH MARCH 2013 AT 5.00 P.M.**

PRESENT:

Councillor D.G. Carter - Chairman
Councillor W. David – Vice-Chairman

Councillors:

M. Adams, J. Bevan, H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, N. George, A.G. Higgs, K. Lloyd, Mrs J. Summers and J. Taylor

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), L. Cooper (Assistant Engineer), C. Davies (Senior Environmental Health Officer) and R.J. Thomas (Committee Services Officer)

APOLOGIES

Apologies for absence were received from Councillors Mrs E.M. Aldworth, Mrs A. Blackman, D. Bolter, R.W. Gough, Mrs B.A. Jones, Mrs G. Oliver and Mrs E. Stenner

CHAIRMAN'S ANNOUNCEMENT

The Chairman noted that this was the Committee Services Officer's last meeting and he paid tribute to the manner in which she had carried out her duties. This was echoed by Councillor J. Bevan, Chairman of the Licensing Committee, and other Members present.

1. DECLARATIONS OF INTEREST

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

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 13th February 2013 (minute nos. 1-18; page nos. 1-8) be approved and signed as a correct record.

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:

- (1) Preface Item - Code No. 11/0471/FULL - Construct Garden Shed/Store and Works to Access Path at 36 Garden Suburbs, Pontywaun, Newport, NP11 7GB;
- (2) Code No. 12/0851/FULL - Demolish Existing Outbuildings to Rear of Property, Change Use From Part Retail to Total Residential Use, Carry Out Internal Alterations and Erect Rear Extension to Increase Existing Residential Unit to 3 No. Self Contained Residential Units at 5 Gwerthonor Place, Gilfach, Bargoed, CF81 8JP.

REPORTS OF OFFICERS

Consideration was given to the following reports:

4. **Site Visit - Code No. 12/0782/COU - Change The Use To Class A1 (Retail), One Stop Food Store, High Street, Newbridge, Newport, NP11 4GU**

Objectors Mr A. Withers, Councillors L. Ackerman and G. Johnston addressed the Committee on behalf of local residents. The applicant's agent declined to speak. The Committee were asked to note that although speaking only once, the addresses would also refer to planning application no. 12/0018/FULL.

It was reported that a petition objecting to the application with approximately 480 names had been received since the report was penned.

RESOLVED that: -

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

Condition Amendment (08)

No deliveries shall be undertaken outside the hours of 0700 hours to 2200 hours Monday to Sunday, and on a Sunday deliveries shall be limited to newspapers and bread only.

Reason

In the interest of residential amenity.

Condition Amendment (09)

Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its erection or installation, and such lighting shall be extinguished outside the hours of operation specified in condition 07 above.

Reason

In the interests of residential amenity.

Condition Amendment (12)

Details of a lockable barrier to the car park shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the approved use commencing and thereafter the barrier shall be shut and locked and access to the car park prohibited during those hours specified in condition 07 above when the premises are not open to the public.

Reason

In the interests of residential amenity.

Additional Condition (13)

Details of any external and roof mounted plant/machinery shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. These details shall include the location of the plant/machinery and predicted noise levels (measured as a LAeq 1 hour) on the boundary of the application site. Therefore the plant and machinery shall be installed in accordance with the agreed details.

Reason

In the interest of residential amenity.

Additional Condition (14)

All deliveries to the premises shall be to the rear (north side) of the building, and shall not be taken through the front (south side) of the building. Alterations to the rear of the building associated with the provision of delivery access shall be carried out prior to the commencement of the use hereby approved and in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason

In the interests of residential amenity and highway safety.

Additional Condition (15)

Articulated vehicles shall not deliver to the premises. Delivery vehicles shall be limited to no greater size than a rigid trailer type vehicles (FTA Design LG Rigid Vehicles) not exceeding 10.5m in length.

Reason

In the interests of highway safety and residential amenity.

- (iii) the applicant be advised of the comments of the Transportation Engineering Manager and the Head of Public Protection;
- (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: Policies CW2 and CW3.

5. Site Visit - Code No. 12/0018/FULL - Install New ATM Machine, 12 Bollards, New Double Automatic Sliding Doors and Install New Condenser and Air Condensers to the Rear of The Store, Former Tony Morgan Cars, High Street, Newbridge, Newport, NP11 4GU

RESOLVED that: -

- (i) the site visit report be noted;

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

Additional Condition (04)

The ATM hereby approved shall not be open to customers outside the following times: 0700 hours to 2300 hours.

Reason

In the interests of residential amenity.

- (iii) the applicant be advised that the following policy of the Caerphilly Council Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions attached to this consent: CW2.

6. Site Visit - Code No. 12/0900/FULL - Construct a C2 Residential Block Comprising of 8 Apartments and Associated Office Space to Provide Accommodation and Support For Independent Living and Mental Health Wellbeing. Plots 20-28, Land Off Small Meadow Court, Caerphilly

Ms F. Hislop and Councillor M.J. Prew addressed the Committee on behalf of objectors. The applicant's agent, Mr S. Barry and Councillor J. Pritchard spoke in support of the application.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's original report this application be granted;
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Gwent Architectural Liaison Officer and Gwent Wildlife 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: CW2 and CW3.

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

7. Preface Item - Code No. 11/0471/FULL - Construct Garden Shed/Store and Works to Access Path at 36 Garden Suburbs, Pontywaun, Newport, NP11 7GB

Having regard to the effect of the proposal on residential amenity it was

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

8. Code No. 12/0743/FULL - Provide Increased Car Parking, Demolish the Existing Garden Centre and Introduce a Signalised Junction at Blackwood Gate Retail Park, Blackwood

Mr S. Cullen, the applicant's representative, 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 that the proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities, which disturb or enter any coal seams, coal mine working or coalmine entries (shafts and adits) require prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.goundstability.com;

- (iii) the applicant be advised of the comments of the Senior Engineer (Land Drainage);
- (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 and CW3.

9. Code No. 12/0851/FULL - Demolish Existing Outbuildings to Rear of Property, Change Use From Part Retail to Total Residential Use, Carry Out Internal Alterations and Erect Rear Extension to Increase Existing Residential Unit to 3 No. Self Contained Residential Units at 5 Gwerthonor Place, Gilfach, Bargoed, CF81 8JP

Having regard to the effect of the proposal on residential amenity and highway safety it was

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

10. Code No. 12/0884/COU - Change The Use From Domestic Garage to Accommodate a Dog Grooming Facility at 19 Cae'r Fferm, Caerphilly, CF83 2QB

Members were asked to note that only one complaint had been received in contrary to the last statement on page 36 of the report. The complainant did not pursue this complaint.

Mr R. Hathaway, the applicant's representative, addressed the Committee.

RESOLVED that having regard to conditions suggested by Mr Hathaway in relation to specified materials being used to reduce noise emanation, limiting the number of dogs to be groomed each day and permitted operating hours, together with Members comments regarding highway safety and that no objections had been raised by neighbouring properties, the application be deferred for a further report with appropriate conditions to be attached in the event that planning permission be temporarily granted, at a future meeting.

11. Code No. 12/0902/FULL - Change The Use Of Ground Floor From Retail To Amusement Centre, Together With Use of Basement for Ancillary Storage at 179 High Street, Blackwood, NP12 1AA

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this applicant be granted;
- (ii) the applicant be advised of the comments of the Head of Public Protection.

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) Outstanding Appeals;
- (5) Appeal Decisions.

13. ENFORCEMENT REPORT ENF/12/0161 - LAND AND BUILDINGS AT NANT Y CWM FARM, CEFN-ONN FARM LANE, RUDRY, CAERPHILLY, CF83 3EJ - UNAUTHORISED CONSTRUCTION OF A DWELLINGHOUSE AND MATERIAL CHANGE OF USE OF THE LAND TO A MIXED USE OF AGRICULTURE AND RESIDENTIAL - UNAUTHORISED CONSTRUCTION OF ARGICULTURAL FARM BUILDINGS

RESOLVED that the report and proposed enforcement action be withdrawn following receipt of a planning application to retain the development.

14. WELSH ASSEMBLY GOVERNMENT DEVELOPMENT CONTROL QUATERLY SURVEY (OCTOBER - DECEMBER 2012)

RESOLVED that the report be noted.

The meeting closed at 6.11 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 April 2013, they were signed by the Chairman.

CHAIRMAN