



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 12TH JUNE 2013 AT 5:00PM

PRESENT:

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

Councillors:

D. Bolter, J. Bevan, Mrs A. Blackman, J.E. Fussell, L. Gardiner, N. George, A.G. Higgs, K. Lloyd, Mrs G.D. Oliver, Mrs E. Stenner, Mrs J. Summers and J. Taylor.

Together with:

P. Elliott (Head of Planning and Regeneration), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (District Environmental Health Officer), J. Forrester (Senior Planner), C. Powell (Senior Planner), C. Grimes (Senior Planner), E. Sullivan (Democratic Services Officer).

APOLOGIES

Apologies for absence had been received from Councillors M. Adams, Mrs E. M. Aldworth, H.R. Davies, Mrs J. Gale, R.W. Gough and Mrs B.A. Jones.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: - Councillor D. G. Carter - 13/0273/FULL and 13/0317/LA, Councillor D. Bolter - 13/0005/RM details are minuted with the respective items.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 15th May 2013 (minute nos. 1-13; page nos. 1-5) be approved and signed as a correct record.

3. 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) 13/0245/RM - Seek Approval Of The Reserved Matters Regarding Access, Appearance, Landscaping, Layout and Scale In Connection With The Construction Of 35 Dwellings and Associated Works Approved Under Planning Application 09/0469/OUT - Former Coal Yard, Llancaiach View, Nelson, Treharris.
- (2) 13/0222/FULL - Erect Ground Floor Extension And New Roof, Llaregyb, 1 Pentwyn Isaf, Caerphilly, CG83 2NR.

REPORTS OF OFFICERS

Consideration was given to the following reports: -

4. **SITE VISIT - CODE NO. 12/0734/FULL - DEMOLISH EXISTING AMBULANCE STATION BUILDING AND ERECT 9 NO. DWELLINGS AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, WELSH AMBULANCE SERVICES NHS TRUST, CAERPHILLY AMBULANCE STATION, WAUNFACH STREET, CAERPHILLY, CF83 3HL.**

Mr D. Thomas on behalf of Local Residents and Councillors J. Pritchard, M. Prew and P. Bevan spoke in objection to the application and Ms. L. Price the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was agreed.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred to allow the completion of a Section 106 Agreement as set out in the Officer's report;
- (iii) following the completion of the Agreement the Head of Regeneration and Planning be authorised to issue a grant of planning permission subject to the conditions contained in the Officer's report and the following additional condition;

Condition (22)

Notwithstanding the provision 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 hard surface areas will be laid within any site curtilage without the approval of the Local Planning Authority. All such surfaces will only be permitted if they have a suitable permeable means of construction.

Reason

In the interests of the adequacy of the surface water drainage of the site.

- (iv) the applicant be advised of the comments of Gwent Police, Dwr Cymru/Welsh Water, Natural Resources Wales and Senior Engineer (Land Drainage);
- (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: CW2, CW3 and TR1.

5. SITE VISIT - CODE NO. 13/0273/FULL - REMOVE EXISTING ROOF AND RECONSTRUCT NEW ENLARGED ROOF ACCOMMODATING THREE NEW BEDROOMS AND FAMILY BATHROOM, CONSTRUCT NEW DOUBLE GARAGE AND ENLARGE DRIVEWAY TO THE REAR OF THE PLOT UTILISING ACCESS OFF OLD CHURCH LANE AND INCLUDE GABION BASKET RETAINING WALL, BRYNHYFRYD, SUMMERFIELD HALL LANE, MAESYCWMMER, HENGOED, CF82 7RG.

Councillor D.G. Carter declared an interest in that a relative is an objector to the application and left the Chamber when the application was discussed.

In his absence Councillor W. David (Vice Chairman) presided at Chairman for this application.

Mr Hopkins and Councillor R. Woodyatt spoke in objection to the application and the applicant Mr A. Boucher spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

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

Condition (02)

Within one month of the date of this consent the applicant shall submit a transport management scheme relating to the development for the approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason

In the interests of highway safety.

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

6. CODE NO. 13/0005/RM - SEEK APPROVAL OF THE RESERVED MATTERS REGARDING ACCESS, APPEARANCE, LANDSCAPING AND LAYOUT IN CONNECTION WITH THE RESIDENTIAL DEVELOPMENT APPROVED UNDER PLANNING APPLICATION 06/0821/OUT, LAND AT THORNCOMBE ROAD, BLACKWOOD.

Councillor D. Bolter declared an interest in that a personal friend lived opposite the proposed development and left the chamber when the application was discussed.

Mr. L. Williams on behalf of local residents and Councillors Mrs D. Cook, N. Dix and Ms D. Ellis spoke in objection to the application and Mr K. Lewis the applicant's agent spoke in support of the application.

It was proposed and seconded that the application be deferred for a further report with reasons for refusal based on the overbearing nature of proposed development.

An amendment was moved and seconded that the application be granted in accordance with the conditions contained in the Officers original report.

By a show of hands the motion was carried and as such the amendment was declared lost. Following consideration of the application it was moved and seconded that the application be deferred for a further report with reason for refusal based on the overbearing nature of the proposed development and by a show of hands this was agreed.

RESOLVED that the application be deferred for a further report with reasons for refusal based on the overbearing nature of the proposed development.

7. CODE NO. 13/0211/FULL - ERECT TWO-STOREY EXTENSION TO REAR OF DWELLING, BREAKFAST ROOM AT GROUND FLOOR AND BEDROOM AT FIRST FLOOR, 23 CHEPSTOW CLOSE, CEFN FFOREST, BLACKWOOD, NP12 1GP.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and 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 the Council's Ecologist;
- (iii) the applicant be advised that the following policy of the Caerphilly Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: Policy CW2.

8. CODE NO. 12/0909/NOTEL - CONSTRUCT A 33,000 VOLT OVERHEAD LINE, GELLIGAER COMMON, GELLIGAER, HENGOED.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) no objection be proffered to the proposed development, subject to the Secretary of State being satisfied that appropriate mitigation is proposed for any impact on the nature conservation interests set out in (2) and subject to a condition being imposed to require a programme of archaeological work in accordance with a written scheme of investigation.
- (ii) any application for deemed planning permission should be accompanied by environmental information, particularly addressing the potential impact on European protected species, lapwing and on the acid grassland habitat of the SINC.

9. **CODE NO. 13/0245/RM - SEEK APPROVAL OF THE RESERVED MATTERS REGARDING ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN CONNECTION WITH THE CONSTRUCTION OF 35 DWELLINGS AND ASSOCIATED WORKS APPROVED UNDER PLANNING APPLICATION 09/0469/OUT, FORMER COAL YARD, LLANCAIACH VIEW, NELSON, TREHARRIS.**

Having regard to the residential amenity and the impact of the development on the local landscape it was moved and seconded that this application be deferred for a site visit 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).

10. **CODE NO. 13/0310/NCC - VARY CONDITION (1) OF PLANNING PERMISSION 11/0111/NCC TO ALTER THE OPENING TIMES TO 0900 HOURS - 2300 HOURS MONDAY TO SUNDAY, 44 COMMERCIAL STREET, ABERBARGOED, BARGOED, CF81 9BW.**

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and by a show of hands this was 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.

11. **CODE NO. 13/0316/FULL - ERECT SINGLE-STOREY REAR EXTENSION, 9 OGILVIE TERRACE, DERI, BARGOED, CF81 9JB.**

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and 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 application be advised of the comments from Dwr Cymru/Welsh Water.

12. **CODE NO. 13/0317/LA - VARY CONDITION 60 OF PLANNING PERMISSION 11/0259/OUT, SO THAT THE USE OF THE CINEMA SHALL NOT BE OPEN TO CUSTOMERS BETWEEN THE HOURS OF 0100 HOURS AND 0700 HOUSE, BARGOED RETAIL PLATEAU, BARGOED GATEWAY, BARGOED.**

Councillor D.G. Carter declared an interest in that having previously spoken on this application he felt he had a closed mind and left the Chamber when the application was discussed.

In his absence Councillor W. David (Vice Chairman) presided as Chairman for the application.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved and 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 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.

13. 13/0222/FULL - ERECT GROUND FLOOR EXTENSION AND NEW ROOF, LLAREGYB, 1 PENTWYN ISAF, CAERPHILLY, CF83 2NR.

Having regard to the impact of the development on residential amenity, it was moved and seconded that this application be deferred for a site visit 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).

14. 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.

15. WELSH ASSEMBLY GOVERNMENT DEVELOPMENT CONTROL QUARTERLY SURVEY (JANUARY-MARCH 2013)

Having fully considered its content the Planning Committee noted the report.

The meeting closed at 19.08 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th July 2013, they were signed by the Chairman.

CHAIRMAN