



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 10TH JULY 2013 AT 6.15 P.M.

PRESENT:

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

Councillors:

M. Adams, Mrs E.M. Aldworth, J. Bevan, Mrs A. Blackman, D. Bolter, J.E. Fussell, H.R. Davies, Mrs J. Gale, L. Gardiner, N. George, R. Gough, A.G. Higgs, K. Lloyd, Mrs. G.D. Oliver, Mrs E. Stenner 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), C. Davies (Senior Environmental Health Officer), C. Boardman (Senior Planner), S. Hockaday (Senior Planner), C. Powell (Senior Planner), P. den Brinker (Senior Planner), E. Sullivan (Democratic Services Officer)

APOLOGIES

Apologies for absence had been received from Councillors Mrs B. Jones, L. Lloyd and Mrs. J. Summers.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: Councillors D.G. Carter 13/0223/FULL, J. Taylor and H. Davies 13/0222/FULL and D. Bolter 13/0005/RM, Mr M. Noakes 13/0424/RET - details are minuted with the respective items

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 5th June 2013 (minute nos. 1-12; page nos. 1-7) 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) 13/0341/TCA - Fell London Plane Tree And Treat Stump To Prevent Regrowth, Land Adjacent To 1 Tyn Y Graig Terrace, Llanbradach, Caerphilly CF83 3LT.
- (2) 13/0051/COU - Convert 2 and 3 Beehive Buildings Into A Photography Studio, Convert 1 Beehive Buildings Into A Performance Café and Convert Upstairs Flat, Beehive House Into A Recording Studio, Beehive Buildings, Crumlin Road, Crumlin, Newport, NP11 3QH.

REPORTS OF OFFICERS

Consideration was given to the following reports: -

4. **Site Visit - Code No. 13/022/FULL - Erect Ground Floor Extension and New Roof, Llaregyb, 1 Pentwyn Isaf, Caerphilly, CF83 2NR**

Councillor H. Davies declared an interest in that a friend lives in close proximity to the development and Cllr J. Taylor declared an interest in that the objector is known to him, both left the Chamber when the application was discussed.

Mr B James an objector addressed the Committee and Mr M. Nelson the applicant and Councillor M.E. Sargent 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) for the reasons given in the Officer's report this application be refused.

5. **Site Visit - Code No. 13/0223/FULL - Erect First Floor Extension And Ground Floor Extension, 2 Cefn Dyffryn, Ystrad Mynach, Hengoed, CF82 7GW**

Councillor D.G. Carter declared an interest in that he is a member of the same Male Voice Choir as the applicant and left the Chamber when the application was discussed.

In his absence Councillor W. David presided as Chairman for this application.

Miss M. Watts and Councillor M. James 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) for the reasons given in the Officer's report this application be refused

6. Site Visit - 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

Mrs M. Tucker on behalf of local residents spoke in objection to the application and Mr. J. Wilkes the applicant's agent spoke in support of the application.

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

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

RESOLVED that:-

- (i) the site visit report be noted;
- (ii) subject to the conditions contained in the Officer's report this application be granted;
- (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 and CW3.

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

7. 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.

Officer's confirmed that since the production of the Officer's report the applicant had submitted revised plans, which contained a number of substantial changes to the proposed development. Officer's sought Members approval to defer the item before them in order to allow appropriate investigations to be made on the suitability of the revised plans and further consultation to take place with regard to those changes.

Following consideration of the Officer's statement it was move and seconded that the application be deferred to explore the feasibility of the new plans submitted by the applicant and by a show of hand this was unanimously agreed.

8. Code No. 13/0051/COU - Convert 2 and 3 Beehive Buildings Into A Photography Studio, Convert 1 Beehive Buildings Into A Performance Café and Convert Upstairs Flat, Beehive House, Into A Recording Studio, Beehive Buildings, Crumlin Road, Crumlin, Newport, NP11 3QH

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).

9. Code No. 13/0053/FULL - Erect Two Wind Turbines, Cwmcaesingrug Farm, Mynyddislwyn Mountain Road, Mynyddislwyn, Blackwood NP12 2BG

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

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

10. Code No. 13/0148/FULL - Construct New XC Trail, Cwmcarn Downhill 2 And A Downhill Return Track, Land To The North Of Cwmcarn Forest Drive, Cwmcarn, Newport

Mr J. Watkins on behalf of the applicant addressed the Committee.

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

RESOLVED that :-

- (i) subject to the conditions contained in the Officer's report this application be granted.
- (ii) the Manager of the Visitor Centre be advised that in the course of considering this application for planning permission, concerns had been raised by the public regarding the issue of a lack of toilet facilities during the evenings that may be resulting in behaviour that is not acceptable.
- (iii) the applicant be advised that condition no. 12 of the planning permission requires an archaeological investigation PRIOR to the commencement of works. It is essential that archaeological features encountered are accommodated in a scheme to mitigate the impact of the works or that those works are amended in accordance with agreed details. No works should take place until this matter has been resolved.
- (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 imposed on this consent: CW3 and CW4.

11. Code No. 13/0424/RET - Retain Decking With Additional Privacy Screen, 16 Field's Park Road, Pentwyn-Mawr, Newport, NP11 3NQ

Mr M. Noakes declared an interest in that he works with one of the main objectors to the application and left the Chamber when the application was discussed.

Members noted that a petition in support of the application and an additional letter of objection had been received.

Mrs S. Andrews and Councillor L Ackerman spoke in objection to the application and Councillor G. Johnston spoke in support of the application.

It was proposed and seconded that the application be refused in accordance with the reasons contained in the Officers report.

An amendment was moved and seconded that the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting.

By a show of hands the amendment was carried and as such the motion was declared lost.

Following consideration of the application it was moved and seconded that the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting and by a show of hands this was agreed.

RESOLVED that the application be deferred for a further report with suitable condition attached should permission be granted at a future meeting.

12. Code No. 13/0341/TCA - Fell London Plane Tree And Treat Stump To Prevent Re-Growth, Land Adjacent To 1 Tyn y Graig Terrace, Llanbradach, Caerphilly, CF83 3LT

Having regard to 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).

13. 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.

The meeting closed at 8.30 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 7th August 2013, they were signed by the Chairman.

CHAIRMAN