



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 4TH SEPTEMBER 2013 AT 5:00PM

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, Mrs B.A. Jones, Mrs J.
Summers, Mrs G.D. Oliver and J. Taylor

Together with:

P. Elliott (Head of Planning and Regeneration), J. Rogers (Principal Solicitor), C. Davies (Senior Environmental Health Officer), M. Godfrey (Environmental Health Officer), L.A. Carpenter (Environmental Health Officer), M. Davies (Area Principal Planning Officer), C. Campbell (Manager, Transportation Engineering), C. Boardman (Senior Planner), T. Pearce (Senior Planner), P. DenBrinker (Team Leader, East), J. Forrester (Team Leader, North), G. Lewis (Team Leader, South), C. Powell (Senior Planner), C. Grimes (Area Principal Planning Officer) and E. Sullivan (Democratic Services Officer)

APOLOGIES

Apologies for absence had been received from Councillors A.G. Higgs, K. Lloyd, Mrs E. Stenner and Mr T. Stephens (Development Control Manager).

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: Councillors D.G. Carter and Ms Clare Davies 12/0376/FULL- W. David 12/0753/FULL, R. Gough, J. Fussell, J Taylor 13/0387/FULL and 13/0519/FULL and J. Fussell 13/0335/LA details are minuted with the respective items

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on the 7th August 2013 (minute nos. 1-15; page nos. 1-6) be approved and signed as a correct record.

3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

No requests for site visits were received.

REPORTS OF OFFICERS

Consideration was given to the following reports: -

4. SITE VISIT - CODE NO. 12/0376/FULL - ERECT ONE FOUR BEDROOM DWELLING AND ONE THREE BEDROOM DWELLING INCLUDING OUTBUILDINGS, LAND ADJACENT TO 128-134 LLANCAYO STREET, BARGOED.

Councillor D. Carter declared an interest in that he is on the same Board of Governors as one of the main objectors and Ms Clare Davies (Senior Environmental Health Officer) declared an interest in that the applicant is a close relative, both left the Chamber when the application was discussed.

In the absence of the Chair, Councillor W. David presided as Chairman for this agenda item.

Councillor D.T. Davies spoke in objection to the application and Mr A. Harris, 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) subject to the conditions contained in the Officer's report and the following amended and additional conditions this application be granted;

Amended Condition (17)

Notwithstanding the submitted details, prior to the commencement of any works on-site, engineering details of the design and materials to be used in the construction of the private internal site access driveway, including any retaining walls, together with any associated landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the internal site access driveway shall be constructed in accordance with the approved details prior to the commencement of works in association with the constructions of the two dwellings hereby approved.

Reason

In the interest of the visual amenity of the area.

Additional Condition (22)

Notwithstanding the submitted plans, the details submitted under Condition 17 above shall include details of a vehicular restraint barrier or similar to be located along the private access driveway. The installation of the approved barrier system shall be completed prior to the commencement of works in association with the construction of the two dwellings hereby approved.

Reason

In the interest of highway safety.

Additional Condition (23)

Prior to the commencement of the development a Work Method Statement to control the environmental effects of the construction work shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme shall include:

- (a) control of noise.
- (b) control of dust.
- (c) control of surface water run off.
- (d) site security arrangements including hoardings.
- (e) proposed method of piling for foundations.
- (f) parking arrangements in respect of site construction vehicles.
- (g) hours during the construction phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

In the interest of the amenity of the area.

Additional Condition (24)

Construction working hours shall be limited to 8.00am to 6.00pm Monday to Friday and 9.00am to 1.00pm on Saturday and not at all on Sundays or Bank Holidays.

Reason

In the interest of residential amenity

- (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;
- (iv) the applicant be advised of the comments of the Senior Engineer (Land Drainage), Council's Ecologist and Dwr Cymru/Welsh Water.

5. SITE VISIT - CODE NO. 13/0258/FULL - ERECT DETACHED DORMER BUNGALOW WITH ASSOCIATED ACCESS AND GROUND WORKS ETC. LAND AT 3A PENALLTA VILLAS, YSTRAD MYNACH, 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) the site visit report be noted;
- (ii) subject to the conditions contained in the Officers 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.

6. SITE VISIT - CODE NO. 13/0416/FULL - CONSTRUCT 17 DWELLINGS AND ASSOCIATED WORKS, LAND AT MILL ROAD, CAERPHILLY.

Councillor J. Pritchard spoke in objection to the application and Mr B. Davies, 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 until the expiration of the consultation period on the 10th September 2013 and to allow the completion of a Section 106 Obligation;
- (iii) subject to no significant objections being received and upon completion of the legal agreement and subject to the conditions contained in the Officer's report and the following additional and amended conditions this application be granted;

Amended Condition (9)

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details, 1117E-V1-R, 0987E-V1-S, 0987E-V1-R, 0942E-V1-R, 0613E-V1-S, 0613E-V1-R, and as amended by the plans 1128/EW-01 Rev.E, SCS-01 Rev.C, 1128/HF-01 Rev.D and 1128/PL-01 Rev.F received on the 30th August 2013 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

Reason

To ensure that the development is carried out only as approved by the Local Planning Authority.

Condition (20)

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation to include hours of operation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

Reason

In the interests of the amenity of the area.

Condition (21)

Prior to the commencement of the development hereby approved a scheme for the control of dust arising from construction works shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be implemented at all times to control dust at the site.

Reason

To prevent pollution.

Condition (22)

Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, and a

timetable for its implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.

Reason

In the interests of the visual amenity of the area

Condition (23)

Notwithstanding the submitted drawings prior to the commencement of development details of a cut-off drainage and attenuation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any site preparation taking place. The approved scheme shall be maintained for the duration of the development of the site or until a permanent approved drainage scheme is implemented whichever occurs first.

Reason

To ensure the development is served by an appropriate means of drainage.

- (iv) the applicant be advised of the comments of the Countryside and Landscape Manager, Transportation Engineering Manager, Dwr Cymru/Welsh Water, Wales and West Utilities and Glamorgan Archaeological Trust;
- (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, CW5 and HG1.66.

7. SITE VISIT - CODE NO. 12/0753/FULL - PROVIDE A SINGLE WIND TURBINE (500KW, 50M HUB HEIGHT, 73.5M MAXIMUM TIP OF BLADE HEIGHT) WITH ASSOCIATED ELECTRICAL INFRASTRUCTURE AND CRANE HARDSTANDING, PEN-Y-FAN GANOL FARM, MANMOEL, BLACKWOOD, NP12 0HY.

Councillor W. David declared an interest in that he is related to the applicant and his son is a close friend of the applicant's daughter and left the meeting when the application was discussed.

Dr M. Jardine and Community Councillor Mr K. Masson on behalf of local residents spoke in objection to the application and Mr J. Matthews, 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 detrimental visual impact of the development on the community of Manmoel as an area of significant natural beauty, and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred for a further report for reasons for refusal based on the detrimental visual impact of the development on the community of Manmoel as an area of significant natural beauty.

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

8. CODE NO. 13/0387/FULL - ERECT TWO-STOREY EXTENSION TO THE REAR OF PROPERTIES AND CONSTRUCT STORAGE SHED 36/37/38 BLAEN-BLODAU STREET, NEWBRIDGE, NEWPORT, NP11 4GG.

Councillors J.E. Fussell, R. Gough and J. Taylor declared a personal interest in that the applicant is of the same political group.

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 of the comment of the Council's Ecologist;
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policy CW2.

9. CODE NO. 13/0474/COU - CHANGE USE OF BARN FROM AGRICULTURAL USE TO A HOLIDAY LET, PENNAR BARN, CEFN PENNAR LANE, PANT-YR-RESK, MYNYDDISLWYN.

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 Dwr Cymru/Welsh Water;
- (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 attached to this consent; CW2, CW3, CW19 and CW20.

10. CODE NO. 13/0517/NCC - VARY CONDITIONS 08) AND 15) OF PLANNING PERMISSION 13/0262/NCC TO ALLOW FOR THE EARLIER DELIVERY OF NEWSPAPERS AND TO AMEND THE TYPE AND SIZE OF VEHICLE THAT MAY DELIVERY TO THE PREMISES, ONE STOP FOOD STORE, HIGH STREET, NEWBRIDGE, NEWPORT, NP11 4GU.

Councillor G. Johnston spoke in objection to the application and Mr Nigel Lea, the applicant spoke in support of the application.

It was proposed and seconded that condition (8) be granted and condition (15) be deferred for a further report for reasons for refusal based on the detrimental impact on residential amenity and by a show of hands this was agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report the variation to condition (8) relating to the earlier delivery of newspapers be granted;
- (ii) the variation to condition (15) relating to the size of vehicle that may deliver to the premises be deferred for a further report for reason for refusal based on the detrimental impact to residential amenity.
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2011 are relevant to the conditions of the permission: policies CW2 and CW3.

11. CODE NO. 13/0556/FULL - ERECT RESIDENTIAL DEVELOPMENT, LAND AT PLYNLIMON AVENUE, CROESPENMAEN, NEWPORT.

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 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.

12. CODE NO. 11/0896/NCC - VARY CONDITION ON PLANNING APPLICATION 5/5/85/0427 TO CONTINUE MINING OPERATIONS FOR A MINIMUM OF 15 YEARS, CAE-GLAS COLLIERY, GLEN VIEW TERRACE TO BRIDGEND ROAD, FOCHRIW, BARGOED, CF81 9NB.

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 Natural Resources Wales;
- (iii) the applicant be advised that it would be necessary to obtain a European Protected Species Licence from the Welsh Government under Regulation 53(2)e of the Conservation of Habitats and Species Regulations 2010.
- (iv) the applicant be advised that the following policies within the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to his consent: CW2 and CW3.

- 13. CODE NO. 11/0897/NCC - VARY CONDITION 2 OF PLANNING APPLICATION 5/5/96/0057 TO CONTINUE THE USE OF THE GARAGE FOR THE PURPOSE OF MAINTENANCE AND STORAGE OF COMPANY VEHICLES AND EQUIPMENT UNTIL SUCH TIME AS MINING IS RE-COMMENCED CAE-GLAS COLLIERY, GLEN VIEW TERRACE TO BRIDGEND ROAD, FOCHR IW, BARGOED, CF81 9NB.**

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 this application be refused.

The reason for the Council's decision is that: -

The retention of the garage for purposes other than those associated with the operations of Cae-Glas Colliery would be contrary to policies SP5, CW15 and NH2.1 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010. It would be inappropriate development in the countryside harmful to the visually important local landscape defined in that plan.

- 14. CODE NO. 13/0335/LA - REFURBISH AND EXTEND EXISTING GRADE II LISTED FORMER GWYNDY GIRLS SCHOOL TO PROVIDE IMPROVED FACILITIES FOR THE RELOCATION OF YSGOL GYNRADD GYMRAEG CAERFFILI, FORMER ST ILAN SCHOOLS, PONTYGWINDY ROAD, CAERPHILLY.**

Councillor J.E. Fussell declared an interest in that he is a governor at the school and left the Chamber when the application was discussed.

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, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and Natural Resources Wales;
- (iii) the applicant be advised that the following policies of the Caerphilly County Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2, CW15 and SP6.

- 15. CODE NO. 13/0375/FULL - ERECT SIDE EXTENSION TO SALES KIOSK AND RESURFACE CAR PARKING AREA, CHEQUERED FLAG PETROL STATION, NEWPORT ROAD, TRETTHOMAS, CAERPHILLY, CF83 8GB.**

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 and the following additional condition this application be granted;

Additional Condition (3)

Notwithstanding the submitted plans prior to commencement of development details of a scheme to re-route petroleum pipe work associated with the underground fuel tanks shall be submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with the approved details.

Reason

In the interest of public safety

- (ii) the applicant be advised of the comments of National Grid and 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 and CW3.

16. CODE NO. 13/0519/FULL - ERECT GABLE FRONTED CONSERVATORY TO REAR, 75 PONTYGWINDY ROAD, CAERPHILLY, CF83 3HG.

Councillors J.E. Fussell and R. Gough declared a personal interest in the applicant is in the same political group. Councillor J. Taylor declared an interest in that he considered the applicant a close personal friend as well as colleague and left the chamber when the application was discussed.

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 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;
- (iii) the applicant be advised of the comments of the Council's Ecologist.

17. 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 19.45 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 2nd October 2013, they were signed by the Chairman.

CHAIRMAN