



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 15TH JANUARY 2014 AT 5:00 PM**

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#### **PRESENT:**

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

#### **Councillors:**

M. Adams, Mrs E.M. Aldworth, H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, R.W. Gough, N. George, A.G. Higgs, Mrs B.A. Jones, K. Lloyd, Mrs G.D. Oliver, D. Rees, Mrs E. Stenner, Mrs J. Summers and J. Taylor.

#### **Together with:**

T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer, Highways and Transportation) Mrs M. Davies (Senior Planner), C. Boardman (Senior Planner), C. Davies (Senior Environmental Health Officer) and E. Sullivan (Democratic Services Officer).

#### **CHAIRMAN'S ANNOUNCEMENT**

The Chairman with regret advised Members of the resignation of Councillor Mrs A. Blackman and on behalf of the Members he expressed his thanks to Councillor Mrs Blackman for all her past efforts as part of the Planning Committee.

The Chairman on behalf of the Planning Committee welcomed Councillor D. Rees to his first Planning Committee meeting and hoped he would find Planning an enjoyable and rewarding experience.

#### **APOLOGIES**

Apologies for absence had been received from Councillors J. Bevan and D. Bolter and P. Elliott (Head of Regeneration and Planning).

#### **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 the 27th November 2013 (minute nos. 1-21; page nos. 1-14) 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) 13/0703/FULL - Change Use From Mixed Use (Retail And Night Club To Public House And Night Club, 3 Pentreban Street, Caerphilly, CF83 1FR.

**4. SITE VISIT - CODE NO. 13/0422/FULL - CHANGE THE USE TO PROVIDE 18 ACCOMMODATION UNITS FOR HOMELESS PEOPLE AND ASSOCIATED OFFICE SPACE AND SUPPORT FACILITIES, MAES Y DDERWEN, HEOL LAS, NELSON, TREHARRIS, CF46 6PW**

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 applicant to enter into a 106 Agreement under the Town and Country Planning Act, which requires a contribution of £8500 to be made to secure footway improvements along the A472 to Ystrad Mynach;
- (iii) following completion of the agreement and subject to the conditions contained in the Officer's report this application be granted;
- (iv) the applicant be advised that the following policies of the Caerphilly Country Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW4;
- (v) the applicant be advised of the comments of the Senior Engineer (Land Drainage).

**5. SITE VISIT - CODE NO. 13/0657/FULL - ERECT UTILITY EXTENSION WITH INTEGRATED THREE BAY GARAGE AND REPLACEMENT PORCH, THE PADDOCK, MELIN PLACE, LON MAES YR HAF, CROESPENMAEN, CRUMLIN, NP11 3BL**

Mr A. Jones, the legal representative of an objector and Councillor A. Lewis spoke in objection to the application.

In accordance with Rule of Procedure 15.5 Councillor L. Gardiner wished it recorded that he had voted against 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 this application be granted;
- (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: CW2.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - EAST AREA**

**6. PREFACE ITEM - TWO CONSULTATIONS FROM BLAENAU GWENT COUNTY BOROUGH COUNCIL IN RESPECT OF TWO APPLICATIONS FOR WIND TURBINES, REFERENCES C/2013/0296 AND C/2013/0301**

In accordance with Rule of Procedure 15.5 Councillor Mrs G. Oliver wished it recorded that she had abstained from voting.

Following consideration of the Officer's Preface report it was proposed and seconded that the recommendations contained therein be approved and by a show of hands this was agreed.

RESOLVED that: -

- (i) the Preface Report be noted;
- (ii) Blaenau Gwent County Borough Council be advised that Caerphilly County Borough Council does not raise objection to the visual impact of either proposed developments but is concerned that the submitted assessment regarding the Turbines at Hafod-y-Dafal does not comply with LANDMAP, which is the formally adopted approach for landscape assessment in Wales and is advocated by Planning Policy Wales, therefore a holding objection is raised and the advice of this Council's Landscape Architect is provided of that Authority's consideration;
- (iii) Transportation Engineering Manager has not raised objection having consulted Blaenau Gwent's Highway Engineers. It is understood that Traffic Management Plans are to be required and upon their availability copies are requested to be provided to the Council's Engineers for consultation;
- (iv) Blaenau Gwent County Borough Council be advised of the conditions detailed within the Officer's report from the Head of Public Protection and that they be considered with regard to both developments.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - SOUTH AREA**

**7. PREFACE ITEM - CONSULTATION FROM CARDIFF CITY COUNCIL ON A HYBRID APPLICATION COMPRISING OF AN OUTLINE APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF THE SITE FOR UP TO 1200 UNITS AND A FULL APPLICATION IN RESPECT OF THE HIGHWAY AND DRAINAGE INFRASTRUCTURE FOR THE SITE, CHURCHLANDS, LAND NORTH AND EAST OF LISVANE, CARDIFF**

In accordance with Rule of Procedure 15.5 Councillor Mrs B. Jones wished it recorded that

she abstained from voting.

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

RESOLVED that:

- (i) the Preface report be noted;
- (ii) the Transportation Engineering and Strategic Planning and Urban Renewal Sections comments be forwarded to Cardiff City Council and be informed that this Council has no objections to the proposal on this basis.

**8. PREFACE ITEM - CONSULTATION FROM CARDIFF CITY COUNCIL ON AN APPLICATION FOR THE CREATION OF AN ACTIVITY RANCH COMPRISING THE ERECTION OF A HIGH-ROPES COURSE, SEGWAY TRAINING AREA, ZIP-WIRE, PONY/HORSE Paddock WITH STABLE, MENAGE, CHILDREN'S PLAY AREA AND ASSOCIATED STORAGE STRUCTURES AND SHELTERS AS WELL AS INTERNAL AND EXTERNAL ALTERATIONS TO THE FORMER CLUBHOUSE TO ALLOW ITS USE AS AN ANCILLARY CAFÉ AND MINOR RESURFACING OF PATHS AND PARKING AREAS, CASTELL HEIGHTS GOLF CLUB, RHIWBINA HILL, TONGWYNLAIS, CAERPHILLY, CF83 1NG**

Members requested that the Traffic Impact Assessment conducted by Cardiff City Council be made available to this authority and that they give consideration to the inclusion of horses and cyclists within that plan.

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

RESOLVED that: -

- (i) the Preface Report be noted;
- (ii) the Transportation Engineering and Strategic Planning and Urban Renewal Section comments be forwarded to Cardiff City Council and be informed that this Council had no objections to the proposal subject to those considerations.

**9. CODE NO. 13/0703/FULL - CHANGE USE FROM MIXED USE (RETAIL AND NIGHTCLUB) TO PUBLIC HOUSE AND NIGHTCLUB, 3 PENTREBANE STREET, CAERPHILLY, CF83 1FR**

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).

**10. 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 17.40 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th February 2014, they were signed by the Chairman.

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CHAIRMAN