



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 9TH JULY 2014 AT 5.00 P.M.

PRESENT:

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

Councillors:

M. Adams, Mrs E.M. Aldworth, J. Bevan, H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, R.W. Gough, N. George, A.G. Higgs, A. Lewis, Mrs G.D. Oliver and Mrs E. Stenner.

Together with:

T. Stephens (Development Control Manager), R. Crane (Principal Solicitor), M. Noakes (Senior Engineer Transportation and Engineering), G. Mumford (Senior Environmental Health Officer), J. Forrester (Principal Planner), C. Powell (Senior Planner), T. Pearce (Senior Planner), R. Amundson (Principal Planner) P. Harris (Senior Arboriculture Officer) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors D. Bolter, D. Rees, K. Lloyd, J. Taylor and J. Summers and P. Elliott (Head of Regeneration and Planning).

2. DECLARATIONS OF INTEREST

Councillors D.G. Carter and W. David sought advice as to whether they needed to declare an interest as both had worked with Mr D. Thomas a speaker in objection to agenda item 5(b) when he was an Officer of Rhymney Valley District Council. The Legal Officer confirmed that as neither Member had been in contact with Mr Thomas during the intervening years and given the length of time that has past, there was no requirement for them to declare an interest.

A declaration of interest was received as follows: - Councillor J. Gale - 14/0347/NCC details are minuted with the respective item.

3. MINUTES – 11TH JUNE 2014

RESOLVED that the minutes of the Planning Committee held on the 11th June 2014 (minute nos. 1-14; page nos. 1-6) be approved and signed as a correct record.

4. 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) 14/0210/COU - Former Nelson Police Station, Dynevor Terrace, Nelson.
- (2) 14/0297/RET - Gelli-Haf Bungalow, Rock Villas, Argoed.

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

5. PREFACE ITEM CODE NO. 11/0471/FULL - CONSTRUCT GARDEN SHED/STORE AND WORKS TO ACCESS PATH, 36 GARDEN SUBURBS, PONTYWAUN, CROSSKEYS

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 subject to the conditions contained in the Officer's preface report this application be granted.

6. ITEM CODE NO. 13/0873/OUT - ERECT HOUSING DEVELOPMENT (EIGHT DWELLINGS) LAND AT PARK ROAD, NEWBRIDGE, NEWPORT

Following consideration of the application 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 application be deferred to allow the application to enter into a Section 106 Agreement in relation to affordable housing.
- (ii) on completion of the agreement and 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: Policy CW2, CW3 and CW11.
- (iv) the applicant be advised of the comments of Welsh Water, Senior Engineer (Land Drainage), Transportation Engineering Manager, Head of Public Protection, Police Architectural Liaison Officer, Housing Enabling Officer and Council's Landscape Architect.

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

- 7. PREFACE ITEM CODE NO. NA/14/001 - A SINGLE WIND TURBINE (UP TO 65.3, BLADE TIP HEIGHT) WITH ASSOCIATED HARD STANDING AREA, SUBSTATION/ TRANSFORMER AND BOUNDARY FENCING, LAND ADJOINING UNIT 3 PENGARNDU INDUSTRIAL ESTATE, DOWLAIS TOP, MERTHYR TYDFIL**

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 by the majority present.

RESOLVED that Merthyr Tydfil County Borough Council be advised that this Authority raises no objection to the application and the comments raised in the Officer's report be forwarded to Merthyr Tydfil County Borough Council for their consideration.

- 8. PREFACE ITEM CODE NO. 12/0269/NCC - VARY CONDITION 2 OF PLANNING PERMISSION 08/0539/OUT (ERECT RESIDENTIAL DEVELOPMENT AND ASSOCIATED ACCESS) TO PROVIDE A FURTHER THREE YEARS FOR THE SUBMISSION OF RESERVED MATTERS, LAND AT GELLIDEG INDUSTRIAL ESTATE, GELLIDEG LANE, MAESYCWMMER, HENGOED**

Following consideration of the 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 the obligations in the original Unilateral Undertaking be varied to provide a level of affordable housing of 15% , to reflect the guidance in the Council's adopted Supplementary Planning Guidance LDP1 'Affordable Housing Obligations' (as updated in June 2014), to provide for a mix of housing to be determined by the Council at the stage of the submission of Reserved Matters, to include provisions of an up-to-date planning obligation in respect of affordable housing and the deletion of those works that will be subject to CIL liabilities, and following the completion of the variation, the planning permission be granted subject to the conditions set out in the report of the 18th July 2012.

- 9. CODE NO. 14/0191/FULL - CONSTRUCT A TWO-STOREY EXTENSION TO REAR OF DWELLING, 11 CENTRAL AVENUE, CEFN FFOREST, BLACKWOOD, NP12 2JU**

Following consideration of the application it was moved and seconded that the recommendation contained 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.

10. CODE NO. 14/0210/COU - CHANGE USE OF THE FORMER NELSON POLICE STATION (SUI GENERIS) TO A PIZZA DELIVERY/TAKEAWAY (USE CLASS A3), FORMER NELSON POLICE STATION, DYNEVOR TERRACE, NELSON, Treharris, CF46 6PD

Having regard to the impact of the development on residential amenity and highway safety 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).

11. CODE NO. 14/0226/FULL - PROVIDE MATERIALS RECYCLING FACILITY (REVISION TO APPROVED MATERIAL RECYCLING FACILITY REFERENCE 11/0226/FULL), LAND AT BRYN QUARRY, GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

It was reported that since the production of the report the following consultation responses had been received: Rhondda Cynon Taf Council - Raise no objection, Gelligaer Community - Council - No objection, Dwr Cymru Welsh Water - No comments and Natural Resources Wales - No objection

Following consideration of the application it was moved and seconded that the recommendation contained 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 Adopted Caerphilly County Borough Local Development Plan up to 2021 are relevant to the conditions attached to this consent: CW2, CW3, CW4, CW5 and CW19.

12. CODE NO. 14/0297/RET - RETAIN DETACHED TWO STOREY TRAINING FACILITY AND GYMNASIUM, GELLI-HAF BUNGALOW, ROCK VILLAS, ARGOED, BLACKWOOD, NP12 0AD

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).

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

13. **PREFACE ITEM - INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC (SOLAR ELECTRICITY) PLANT (18MW), INCLUDING THE ERECTION OF TRANSFORMERS AND OTHER ANCILLARY EQUIPMENT, TRACKS, DRAINAGE, FENCING, CCTV, LANDSCAPING AND ALL ASSOCIATED BUILDING AND ENGINEERING OPERATIONS, FOR USE FOR A PERIOD OF UP TO 25 YEARS AFFECTING PUBLIC RIGHTS OF WAY 400/61, 400/62 AND 400/63, LAND NORTH OF AND ADJACENT TO M4, BEGAN ROAD, CARDIFF**

Following consideration of the 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 Newport City Council be advised that this Council had no objection to the scheme subject to the comments contained in the Officer's preface report.

14. **CODE NO. 14/0347/NCC - VARY CONDITION 5 OF PLANNING CONSENT 12/0343/FULL (DEMOLISH EXISTING GARAGE/SERVICE BUILDING AND ERECT INDEPENDENT HOSPITAL, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS) TO ALLOW FOR THE USE OF THE BUILDING WITHIN USE CLASS C2, TY ANWEN, THE BRYN, TRETTHOMAS, CAERPHILLY, CF83 8GL**

Councillor Mrs J. Gale declared an interest in that her Daughter-in-Law works for the applicant and left the Chamber when the application was discussed.

It was report that an addition letter of objection on behalf of 26 residents had been received and the objections contained therein were summarised for Members information.

Mr G. Kosaner the applicant's agent spoke in support of the application.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report and the following amended condition this application be granted.

Amended Condition (07)

The travel plan agreed in accordance with condition 18) of planning permission 12/0343/FULL shall be implemented in accordance with that condition.

Reason

In the interests of highway safety.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

14. **CODE NO. 13/0487/FULL - ERECT NEW DWELLING FOR NURSERY MANAGER ASSOCIATED WITH PUGH'S GARDEN CENTRE NURSERY, GWAUN GLEDYR UCHAF NURSERY, GYPSY LANE, GROESWEN, CARDIFF, CF15 7UP**

It was report that an additional letter had been received from the applicant's consultant and the details were summarised for Members information.

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

RESOLVED that permission be refused.

Reason (01)

It is considered that residential accommodation to support the nursery subject of this decision could be found in the close locality and therefore the proposed development is contrary to policies SP5 and CW15 of the Caerphilly County Borough Local Plan up to 2021 - Adopted November 2010 and TAN 6 Planning for Sustainable Rural Communities.

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. TOWN AND COUNTRY PLANNING ACT 1990 - OBJECTION TO CAERPHILLY COUNTY BOROUGH COUNCIL TREE PRESERVATION ORDER 74 OF 2014 - LAND TO THE REAR OF BRYNMYNACH AVENUE, YSTRAD MYNACH

Mr. D. Thomas spoke on behalf of local residents in objection to the amendment of the tree preservation order.

It was reported that G2 of the Tree Preservation Order consist of x3no and not x2no as currently listed, G5 consists of one Cherry Laurel and should be listed as T5 as it is in fact a single multi-stemmed tree and not a group of trees and the location plan of the TPO would be amended so as to remove G1 and G4 altogether and to reflect the accurate locations of G2 (and the trees within it), G3 (and the trees within it) and T5.

Having fully considered the report it was moved and seconded that the recommendation contained therein be approved and by a show of hands this was agreed by the majority present.

RESOLVED that Caerphilly County Borough Council Tree Preservation Order 74 of 2014 should be confirmed with modification to Schedule 1 as follows: -

- | | |
|----|----------------|
| G1 | Removed |
| G2 | Willow (x3no.) |
| G3 | Birch (x3no.) |
| G4 | Removed |
| T5 | Cherry Laurel |

The meeting closed at 18.31 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 6th August 2014, they were signed by the Chair.

CHAIR