



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 6TH AUGUST 2014 AT 5:00PM

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#### 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, R.W. Gough, N. George, A.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver D. Rees, J. Summers, Mrs. E. Stenner and J. Taylor.

#### Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer Transportation and Engineering), C. Davies (Senior Environmental Health Officer), G. Mumford (District Environmental Health Officer), J. Forrester (Team Leader), C. Boardman (Senior Planner), C. Grimes (Senior Planner), M. Davies (Principal Planner) P. Den-Brinker (Team Leader) and E. Sullivan (Democratic Services Officer).

#### CHAIRMAN'S ANNOUNCEMENT

The Chair advised the Planning Committee that Mr J. Forrester, Team Leader would be retiring shortly and this would be his last Planning Committee meeting. The Chair on behalf of the Planning Committee wished Mr Forrester a long and happy retirement and thanked him for all his advice, expertise and hard work.

#### 1. APOLOGIES

Apologies for absence were received from Councillors D. Bolter and L. Gardiner.

#### 2. DECLARATIONS OF INTEREST

A declaration of interest was received as follows: - Councillor S. Morgan - 14/0210/COU and P. Elliott (Head of Regeneration and Planning) - 14/0250/LA details are minuted with the respective item.

#### 3. MINUTES – 9TH JULY 2014

RESOLVED that the minutes of the Planning Committee held on the 9th July 2014 (minute nos. 1-15; 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) Town And Country Planning Act 1990 - Land Opposite Brooklands, Nelson, Consideration Of The Expediency Of Enforcement.
- (2) 13/0520/OUT - Erect a 4 Bedroom Detached Dwelling with Integral Garage, Graig Cottage, The Graig, Cwmcarn, Newport.

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

Councillor N. Dix on behalf of the applicant spoke in support of the application.

It was report that since the Planning Site Visit amended plans had been received from the applicant and these were outlined for Members information.

Following consideration of the Officer's report and the amended plans submitted by the applicant it was moved and seconded that application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting, the aforementioned to include a condition to specify that the developments sole use should be ancillary to that of the main dwelling house and by a show of hands this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting the aforementioned to include a condition to specify that the developments sole use should be ancillary to that of the main dwelling house.

**6. SITE VISIT 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.**

Councillor S. Morgan (Local Ward Member) having previous declared an interest in that he supports a similar business within the ward did not attend the meeting.

Ms. J. Burnett-Wren and Councillor Mrs A. Blackman spoke in objection to the application and Mr R. Bowen 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 a show of hands this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) subject to the conditions contained the Officer's report and the following

amended and additional conditions this application be granted.

**Amended Condition (06)**

No customers shall be permitted to be on the premises outside the following times: 11:00 hours to 23:00 hours Monday to Sunday.

**Reason**

In the interests of residential amenity.

**Amended Condition (07)**

Notwithstanding the submitted plans, prior to the commencement of the use hereby approved details shall be submitted to and approved in writing by the Local Planning Authority which provide two off-street parking spaces, designated for the use of staff and despatch drivers associated with the business, within the curtilage of the site. Such provision shall be maintained thereafter free of obstruction for the parking of motor vehicles only.

**Reason**

In order to ensure the provision of adequate off-street car parking in the interests of highway safety.

**Condition (09)**

Notwithstanding the submitted plans prior to the commencement of the use hereby approved the lay-by facility fronting the application site on Dynevor Terrace shall be improved in a manner to be agreed in writing with the Local Planning Authority, including the submission of engineering details.

**Reason**

To ensure that the lay-by can accommodate vehicles associated with the use hereby approved.

- (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 - EAST AREA**

**7. CODE NO. 13/0520/OUT - ERECT A 4 BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE, GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT.**

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

**8. CODE NO. 14/0155/NOTA - ERECT BARN TO SECURE FARM MACHINERY AND STORE HAY AND FODDER, LAND SOUTH OF GELLI FARM, TREDEGAR ROAD, CWMGELLI, BLACKWOOD, NP12 1BZ.**

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

**9. CODE NO. 14/0276/FULL - PROVIDE PHOTOVOLTAIC SOLAR PARK AND ANCILLARY INFRASTRUCTURE, CWMCAESINGRUG FARM, MYNYDDISLWYN MOUNTAIN ROAD, MYNYDDISLWYN, BLACKWOOD, NP12 2BG.**

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 agreed by the majority present.

RESOLVED that

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

**Amended Condition (05)**

Prior to the production of electricity by the solar park hereby approved a management plan for the existing and proposed trees shown in drawing number P14-1402-E101-D Revision D dated 16.04.2014 shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be carried out in accordance with the agreed management plan.

**Reason**

In the interest of visual amenity.

**Amended Condition (07)**

Revised details of drawing No P14-1402-E1010-D Revision D dated 16.04.2014 shall be submitted to and agreed in writing with the Local Planning Authority. The revised details shall include the heights of the existing stone walls and the raising of the height of the stone wall adjacent to Twyn Tudur and St Tudor. All raising of the stone walls shown in the revised drawing shall be completed prior to the first production of electricity by the development hereby approved.

**Reason**

In the interest of visual amenity.

- (ii) the applicant be advised of the comments of the Rights of Way Officer, Police Architectural Liaison Officer, Senior Engineer (Land Drainage) and the Coal Authority.
- (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 condition attached to this consent: CW2, CW3 and CW4.

**10. CODE NO. 14/0409/FULL - ERECT GARAGE ON HARDSTANDING TO REAR OF PROPERTY, 15 NEW PARK ROAD, RISCA, NEWPORT, NP11 7AE.**

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 applicant 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. 14/0412/FULL - ERECT TWO-STOREY REAR AND SINGLE-STOREY SIDE EXTENSIONS AND A DETACHED DOUBLE GARAGE, 7 WEST VIEW CRESCENT, OAKDALE, BLACKWOOD, NP12 OJG.**

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 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 - NORTH AREA.**

**12. PREFACE ITEM CODE NO. NA/14/0008 - A SINGE 5KW WIND TURBINE (UP TO 17.7M BLADE TIP HEIGHT) WITH ASSOCIATED HARD STANDING AREA, SUBSTATION TRANSFORMER AND BOUNDARY FENCING, LAND TO THE NORTH OF PENRHIW FARM, TRELEWIS, TREHARRIS.**

Following consideration of the preface report it was moved and seconded that the recommendation contain therein be approved and by a show of hand this was unanimously agreed.

RESOLVED that:

- (i) Merthyr Tydfil Council be informed that taking into account the comments contained in the Officer's Preface Report it is concluded that the effect of the proposed turbine on this Borough is acceptable and this Council raises no objection to the application.
- (ii) the comments of contained in the Officer's Preface Report be forwarded to Merthyr Tydfil Council for their consideration.

**13. CODE NO. 14/0250/LA - CHANGE THE USE OF 6 CAR PARKING SPACES TO PUBLIC SPACE AND ERECT PUBLIC ARTWORK WITH ASSOCIATED LANDSCAPING, HANBURY ROAD CAR PARK, NORTH LANE, BARGOED, CF81 8QR.**

P. Elliott (Head of Regeneration and Planning) declared an interest in that she is the lead officer for the project and left the Chamber when the application was discussed.

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 agreed by the majority present.

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.
- (iii) the applicant be advised of the comments of Senior Engineer (Land Drainage).

**14. CODE NO. 14/0437/FULL - ERECT TWO-STOREY EXTENSION TO REAR OF PROPERTY, 3 BWL ROAD, NELSON, TREHARRIS, CF46 6DT.**

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

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

**15. CODE NO. 14/0335/COU - CHANGE THE USE TO VETERINARY SURGERY WITH ANCILLARY RETAIL USE, BLOCKBUSTER VIDEO EXPRESS, UNIT 1 PICCADILLY SQUARE, CAERPHILLY, CF83 1PB.**

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 additional conditions his application be granted.

**Condition (03)**

Unless otherwise agreed in writing the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.

**Reason**

In the interest of public health.

**Condition (04)**

The use hereby permitted shall not be open to customers outside the following times 0800 to 1930 hours Monday to Friday, 0800 to 1700 hours on Saturday and 1000 to 1600 hours on Sundays.

**Reason**

In the interest of residential amenity.

- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Head of Public Protection.
- (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, CW3 and CW14.

**16. 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.

**17. TOWN AND COUNTRY PLANNING ACT 1990 - LAND OPPOSITE BROOKLANDS, NELSON, CONSIDERATION OF THE EXPEDIENCY OF ENFORCEMENT.**

Having regard to the impact on residential amenity it was moved and seconded that this report 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).

The meeting closed at 18.50p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th September 2014, they were signed by the Chair.

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CHAIR