



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 13TH JANUARY 2016 AT 5.00 P.M.

PRESENT:

Councillor W. David - Vice-Chair (Presiding)

Councillors:

M. Adams, J. Bevan, D. Bolter, J.E. Fussell, R.W. Gough, A. Lewis, K. Lloyd, D. Rees, J. Simmonds, Mrs E. Stenner, J. Taylor

Together with:

C. Harrhy (Corporate Director – Communities), G. Williams (Interim Head of Legal Services and Monitoring Officer), P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), M. Davies (Principal Planning Enforcement Officer), P. den Brinker (Team Leader – Planning), M. Godfrey (Team Leader - Environmental Health), M. Noakes (Senior Engineer), A. Pyne (Area Senior Planner), E. Rowley (Enforcement Officer) and R. Barrett (Committee Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D.G. Carter (Chair), Mrs P. Cook, Ms J. Gale, L. Gardiner, A.G. Higgs, Mrs G.D. Oliver and Mrs J. Summers.

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows – 15/0567/OUT – Councillor D. Rees and 15/0331/RET – M. Noakes (Senior Engineer). Details are minuted with the respective items.

3. MINUTES – 9TH DECEMBER 2015

Councillor D. Rees asked for it to be noted that with regards to his declaration of interest for minute no. 12 (Land at Oakdale Golf Course), he had previously made enquiries regarding a planning matter on behalf of the owner of Oakdale Golf Course (and had not undertaken work for the owner as indicated in the minutes).

Subject to the above amendment it was

RESOLVED that the minutes of the Planning Committee held on 9th December 2015 (minute nos. 1 - 15) be approved and signed as a correct record.

4. MINUTES – 21ST DECEMBER 2015

RESOLVED that the minutes of the Special Planning Committee held on 21st December 2015 (minute nos. 1 - 10) be approved and signed as a correct record.

5. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

There were no requests for site visits received.

Members were advised that the changes to the site visit protocol (as approved at Planning Committee on 4th November 2015) would be implemented prior to the next Planning Committee meeting on 10th February 2015. Members were reminded of the new site visit protocol and the importance of contacting Planning Officers in a timely manner to request site visits.

6. SITE VISIT CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE

Councillor D. Rees declared a prejudicial interest in that he has played golf at the site, has previously made enquiries regarding a planning matter on behalf of the owner of Oakdale Golf Course, and has a friend who has objected to the application. As the item was subsequently deferred without discussion there was no requirement for him to leave the Chamber.

It was reported that the application had been deferred pending further information from the applicant.

7. SITE VISIT CODE NO. 13/0824/OUT – LAND AT PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT

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) 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 of the comments of the Council's Transportation Engineering Manager, the Council's Head of Public Protection, OFCOM, Joint Radio Company Ltd, Glam/Gwent Archaeological Trust, the Chief Fire Officer, and Police Air Support;
- (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 of this permission: CW2 and CW3;

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NORTH AREA**

**8. CODE NO. 15/0331/RET – GELLIGOEDIQG FARM, GELLIGOEDIQG FARM LANE,
MANMOEL, BLACKWOOD**

M. Noakes (Senior Engineer) declared a prejudicial interest in a family member has previously used the facility, 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 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: CW3;
- (iii) the applicant be advised of the comments of the Council's Countryside and Landscape Services Manager;
- (iv) the applicant be requested to consider the provision of signs along the lane warning motorists of the potential use of the lane by horses and riders.

9. CODE NO. 15/0739/FULL – 46 ST ANDREWS DRIVE, BLACKWOOD

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;
- (iii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

This Standing Advice is valid from 1st January 2015 until 31st December 2016.

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10. CODE NO. 15/0459/RET – CHRIS HOWELL TIMBER AND LANDSCAPING SUPPLIES, NANTGARW ROAD NORTH UI, CAERPHILLY

Mrs C. Vaughan (on behalf of local residents) spoke in objection to the application and Mr D. Kelly (the applicant's agent) spoke in support of the application.

It was reported that since the preparation of the original report, a petition had been received from local residents objecting to the application.

Following consideration of the application, and in taking into account the comments received at the meeting, it was moved and seconded that the application be deferred to allow further discussion between Officers and the applicant in relation to the proposed operating conditions of the biomass equipment installed within the designated site.

RESOLVED that the application be deferred to allow further discussions between Officers and the applicant.

11. CODE NO. 15/0624/FULL – HIGHLAND FARM, MOUNTAIN ROAD, BEDWAS, CAERPHILLY

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 for the reasons contained in the Officer's report this application be refused.

12. ITEMS FOR INFORMATION

The following items were received 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) Appeals outstanding and appeals decided.

13. EXEMPT MATTER

Members considered the public interest test certificate from the Proper Officer and concluded that on balance the public interest in maintaining the exemption outweighed the public interest in disclosing the information and it was

RESOLVED that in accordance with Section 100A(4) of the Local Government Act 1972 the public be excluded from the remainder of the meeting because of the likely disclosure to them of exempt information as identified in paragraph 14 and 16 of Part 4, Schedule 12A of the Local Government Act 1972.

14. URGENT AGENDA ITEM – TOWN AND COUNTRY PLANNING ACT 1990 – APPLICATION NUMBER 14/0604/OUT, APPEAL BY SRJ & JG PARTNERSHIP – SITE AT CAR PARK AIWA TECHNOLOGY PARK, NEWBRIDGE – PLANNING INQUIRY UPDATE

The Vice-Chair (Presiding) confirmed that he was prepared to accept this report as an urgent agenda item in accordance with the requirements of the Constitution.

The report provided an update on the appeal and planning inquiry in respect of planning application number 14/0604/OUT (Site at Car Park Aiwa Technology Park, Newbridge) and sought the views of Members on how to progress the matter.

A copy of the report was tabled at the meeting and the Vice-Chair (Presiding) confirmed that the meeting would be adjourned for a short period to allow Members to read its contents.

The meeting adjourned at 6.08 p.m. and reconvened at 6.22 p.m.

Following consideration of the item, it was moved and seconded that Option 3 as contained in the Officer's report be approved. By a show of hands (and in noting there were 2 against and 2 abstentions) this was agreed by the majority present.

In accordance with Rule of Procedure 15.5, Councillor K. Lloyd wished it recorded that he had voted against the motion.

RESOLVED that Option 3 as contained in paragraph 4.14 of the Officer's report be approved.

The meeting closed at 6.57 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 10th February 2016, they were signed by the Chairman.

CHAIRMAN