



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 11TH JANUARY 2017 AT 5PM

PRESENT:

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

Councillors:

M. Adams, D. Bolter, Mrs P. Cook, J.E. Fussell, R.W. Gough, C. Hawker, A. Lewis,
Mrs G.D. Oliver, D. Rees, J. Simmonds, Mrs E. Stenner, J. Taylor.

Cabinet Member for Regeneration, Planning and Sustainable Development -
Councillor K. James

Together with:

C. Harray (Corporate Director Communities), T Stephens (Development Control Manager),
R. Crane (Solicitor), P. Den Brinker (Team Leader East), C. Boardman (Area Senior
Planner), A. Pyne (Area Senior Planner), M. Godfrey (Senior Environmental Health Officer),
P. Martin (Conservation and Design Officer) H. Morgan (Senior Committee Services
Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, Ms J. Gale,
L. Gardiner, A.G. Higgs, K. Lloyd and Mrs J. Summers.

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the commencement or during the course
of the meeting.

3. MINUTES - 14TH DECEMBER 2016

RESOLVED that the minutes of the Planning Committee held on 14th December
2016 be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA

4. CODE NO. 16/0668/OUT - LAND TO THE NORTH OF CAR PARK, AIWA TECHNOLOGY PARK, NORTH CELYNEN, NEWBRIDGE

Miss K. Williams spoke in objection to the application and Mr L. Powell, the applicant's agent, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an amendment to the Section 106 Agreement to require that provided funding has been secured, the access to the development from the A467 should be via that shown on RPS Drawing No. JPW0343-008 entitled 'Indicative Site Layout' (received by the Local Planning Authority by e-mail on 16th December 2016), the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there 2 abstentions, this was agreed by the majority present

RESOLVED that: -

- (i) subject to an amendment to the Section 106 Agreement to require that providing funding has been secured, the access to the development from the A467 should be via that shown on RPS Drawing No. JPW0343-008 entitled 'Indicative Site Layout' (received by the Local Planning Authority by e-mail on 16th December 2016), the application be deferred to enable the completion of a Section 106 Agreement that will require the provision of 10% affordable housing, the management of the off-site ecological compensation measures and that the applicant shall use best endeavours to improve and maintain the underpass to North Road. The agreement shall also set out the mechanism and trigger by which the revised junction is provided;
- (ii) upon completion of the Section 106 Agreement, subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised of the comments of Wales and West Utilities, Senior Engineer (Land Drainage), Network Rail, The Coal Authority, Head of Public Services and Police Architectural Liaison Officer;
- (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 attached to this consent: CW2, CW3 and CW4.

5. CODE NO. 16/1015/LA - AREA OF OPEN SPACE ADJACENT TO PENRHIWBENGI LANE, OAKDALE

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. 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.

6. CODE NO. 16/1006/COU - FORMER SOMERFIELD STORES, UNIT A, 12 THE MARKET PLACE, BLACKWOOD

Following consideration of the application it was moved and seconded that subject to an amendment to condition 6, the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to an amendment to condition 6 and the conditions contained in the Officer's report 6, this application be granted;

Amended Condition 6

There shall be no access for vehicles to the existing parking facilities to the west of the premises subject of this consent before 05.30 hours or after 23.30 hours. Access shall be controlled by means of a barrier which shall be maintained in place and prevent access during those hours.

Reason

In the interests of residential amenity.

- (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 the permission: CW2;
- (iii) the applicant be advised of the comments of the Head of Public Protection.

7. CODE NO. 16/1057/NOTEL - LAND ADJACENT TO PEN BRYN OER, WIND FARM, RHYMNEY

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) no objections be raised to the proposed power line;
- (ii) the applicant be advised of the comments of Glamorgan Gwent Archaeological Trust and the Head of Public Protection.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA

8. CODE NO. 16/0871/FULL - LAND NORTH OF 260 PONTYGWINDY ROAD, CAERPHILLY

Following consideration of the application it was moved and seconded that subject to an addition condition, the recommendations contained in the Officer's report be approved. 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

Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the first occupation of any part of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of the visual amenity of the area.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 areas relevant to the conditions of the permission: CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and the Council's Ecologist.

9. CODE NO. 16/0883/FULL - NELSON RUGBY FOOTBALL CLUB AND LLWYN-YR EOS PLAYING FIELD

It was noted that the application had been subject to a site visit on Monday 9th January 2017.

It was reported that the application had been deferred for further information.

10. WELSH GOVERNMENT CONSULTATION DOCUMENT 'CONSULTATION ON A PROPOSAL FOR REGULATIONS REQUIRED BY THE HISTORIC ENVIRONMENT (WALES) ACT 2016 AND FOUR GUIDANCE DOCUMENTS'

Consideration was given to the report which advised that Welsh Government has launched its second in a series of consultation documents in relation to the Historic Environment entitled 'Consultation on a proposal for regulations required by the Historic Environment (Wales) Act 2016 and four guidance documents' and sought views on the proposed responses to the questions contained within the consultation document.

Members noted that the report summarises the main components and the key considerations proposed in the consultation document and four guidance documents that are those most pertinent to Caerphilly County Borough Council. It seeks views on a proposal for regulations to establish procedures for the review of decisions to designate historic assets and draft statutory guidance on the compilation and use of historic environment records. It also presents three pieces of draft best-practice guidance for consideration which have been developed as components of a wider programme to improve the protection and management of the Welsh historic environment that is linked to the implementation of the Historic Environment (Wales) Act 2016.

Having fully considered the consultation questions and proposed responses as detailed in the report, it was moved and seconded that the status and purpose of this second in a series of consultation documents and four annexed guidance documents in relation to the Historic Environment be noted and that the answers set out in the report be forwarded to Welsh Government by the due deadline, 13th January 2017.

RESOLVED that:-

- (i) the status and purpose of this second in a series of consultation documents and four annexed guidance documents in relation to the Historic Environment be noted:
- (ii) the answers to the consultation questions as detailed in the report be forwarded to Welsh Government by the due deadline of 13th January 2017.

11. 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 decided.

The meeting closed at 6.00pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th February 2017, they were signed by the Chair.

CHAIR