



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 23RD MAY 2018 AT 5:00PM**

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#### **PRESENT:**

Councillor M. Adams - Chair  
Councillor W. David - Vice-Chair

#### **Councillors:**

M. Adams, C. Andrews, J. Bevan, M. Davies, J.E. Fussell, R.W. Gough, A. Hussey, B. Miles, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting and T.J. Williams.

#### **Together with:**

T. Stephens (Development Control Manager), R. Crane (Solicitor), R. Kyte (Head of Planning and Regeneration), C. Boardman (Area Senior Planning Officer), Lisa Cooper (Assistant Engineer), E. Rowley (Senior Planner), M. Godfrey (Senior Environmental Health Officer), C. Powell (Principal Planner), M. Davies (Principal Planner), A. Pyne (Senior Planner), A. Dredge (Committee Services Officer) and K. Houghton (Committee Services Officer)

Councillor E. Stenner (Cabinet Member for Environment and Public Protection)

#### **1. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Mrs E.M. Aldworth, A. Angel, A.G. Higgs and Mrs G.D. Oliver.

#### **2. DECLARATIONS OF INTEREST**

There were no Declarations of Interest received at the commencement or during the course of the meeting.

#### **3. MINUTES – 18TH APRIL 2018**

It was moved and seconded that the minutes of the meeting held on the 18th April 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

**RESOLVED** that the minutes of the Planning Committee held on 18th April 2018 (minute nos. 1-13) be approved and signed as a correct record.

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

**4. PREFACE ITEM CODE NO. 17/1000/FULL – LAND AT GRID REF 316824 201370 (FORMER VIDEO SHOP) ABERNANT ROAD, MARKHAM, NP12 0PR**

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 and in noting, there were 5 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application is approved.
- (ii) The applicant be advised of the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Council's Ecologist 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 is/are relevant to the conditions of this permission: Policy CW2, CW3, CW4, CW5.

**5. CODE NO. 17/0723/FULL - OAKDALE SCOUT HALL, KINCOED ROAD, OAKDALE, BLACKWOOD, NP12 0LP.**

Councillor R. Saralis and Mrs J. Taylor spoke in objection to the application. The applicant who had been advised declined the opportunity to speak.

It was noted that a site visit took place on Monday 21st May 2018.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved, with two additional conditions that the Plot 2, bedroom 2 at rear be fitted with obscured glass and all rear windows would be require to have tilt opening only. By a show of hands and in noting, there were 11 against and 0 abstentions; the motion was declared lost.

A further motion was then moved and seconded that the application be deferred for a further report for reason for refusal based on the impact of the proposed development on the privacy of neighbouring residential properties and that it would set a precedent of obscuring bedroom windows as an approach to reduce impingement on privacy. By a show of hands and in noting, there were 5 against and 0 abstentions; this was agreed by the majority present.

RESOLVED that the application be deferred for a further report on reasons for refusal based on the impact on residential amenity of neighbouring dwellings and that the proposal would set a precedent of obscuring bedroom windows as an approach to reduce impingement on privacy.

**6. CODE NO. 18/0131/FULL - 16 CWMTORLAIS ROAD, NEWBRIDGE, NEWPORT, NP11 4LY**

Following consideration of the application it was moved and seconded that the recommendation 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 within the Officer's report this application is approved.

- (ii) The applicant be advised of the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2.
- (iii) 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.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

**7. CODE NO. 18/0185/LBC - CHRIST CHURCH, PANTDDU ROAD, ABERBEEG.**

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's preface report be approved and by a show of hands and in noting, there were 0 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application is approved.
- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2 and CW15.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT – SOUTH AREA.**

**8. CODE NO. 17/0935/FULL - LAND AT GRID REF 315722187910 VIRGINIA PARK CAERPHILLY.**

Councillor P. Bevan spoke in objection and Mr B. Davies (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 subject to the inclusion of an addition condition. By a show of hands and in noting, 0 against and 1 abstention; this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report and the following additional condition this application is approved;

**Additional Condition 20**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) as shown on approved plans A002, revision C and A003 revision A, the two first floor windows on the south facing side elevation of plot 2 which serve Bedroom 1 and the Kitchen/dining/Living area shall be fixed pane (non-opening) and glazed with obscure glass and any replacement or repair shall only be fixed pane with obscure glass.

**Reason**

In the interests of residential amenity.

- (ii) The applicant be advised of the comments of The Council's Ecologist, Dwr Cymru/Welsh Water and the Police - Designing Out Crime Officer
- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, SP6, SP10.
- (iv) 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.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

## 9. 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.

## 10. 17/0864/FULL – DURISOL UK, UNIT 4 PARKWAY, PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT, NP11 3EF

Due to significant changes to the application it was moved and seconded, without discussion, that the application be deferred for further consideration by Planning Officers. By a show of hands this was unanimously agreed.

The meeting closed at 18.50pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 20th June 2018, they were signed by the Chair.

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CHAIR